CITY OF CHINO HILLS
INCORPORATED 1991

1999 Housing Element

for the

City of Chino Hills General Plan

November 27, 2000

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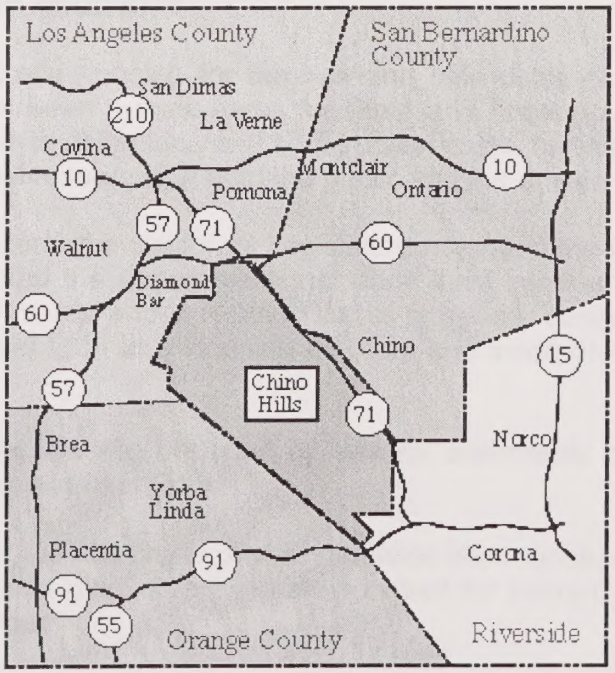
DRAFT
CHINO HILLS HOUSING ELEMENT UPDATE

I. INTRODUCTION

A. Community Overview

The City of Chino Hills encompasses approximately 46 square miles in southwestern San Bernardino County with a current (2000) population of approximately 60,236[1]. The City is uniquely situated adjacent to four County jurisdictions - Los Angeles, Orange, Riverside and San Bernardino - and is surrounded by the cities of Chino to the east, Pomona to the north, Brea and Diamond Bar to the west, and Yorba Linda to the south. (Refer to Figure 1, Vicinity Map.)

Figure 1. Vicinity Map



[1] State of California Department of Finance, *City/County Population*, January 1, 2000

The City incorporated in December 1991. Since that time, the City has adopted a General Plan (September 1994) and a Development Code (December 1995). The basic framework and land use policies within these documents work to:

- Direct development away from environmentally sensitive areas, including steeply sloping hillsides, geologic hazards, floodplains, and sensitive habitat; and

- Concentrate higher densities in those areas of the City that are best suited to development.

As a result of these constraints, the predominant development pattern in the City is the clustering of residential tracts within defined planned development areas/villages with the steeper topography set aside as open space. A mix of medium and higher intensity apartment and townhouse projects are located within each planned development area/village. Commercial uses and services are concentrated along the major thoroughfares within the City: Grand Avenue, Peyton Drive, Pipeline Avenue, Chino Hills Parkway, Soquel Canyon Parkway, and Butterfield Ranch Road.

Chino Hills has experienced phenomenal residential growth beginning in the 1980s and continuing through the 1990s and into the year 2000. Chino Hills has grown from a community with a housing stock of approximately 4,200 units in 1980 to 16,300 units in 1990 to 20,407 in 2000[2]. Over 80% of the developable residential lands are currently built-out. The remaining available residential sites are predominately located in the hillside and environmentally sensitive areas.

B. Purpose of the Element

The provision of adequate housing for families and individuals of all economic levels is an important issue. It has been a main focus for State and Local governments. The issue has grown in complexity due to rising land and construction costs, as well as increasing competition for physical and financial resources in both the public and the private sectors.

In response to this concern, the California Legislature amended the Government Code in 1980. The amendment instituted the requirement that each local community is to include a specific analysis of its housing needs and a realistic set of programs designed to meet those needs. This analysis is to be set forth in a Housing Element and incorporated in the General Plan of each municipality.

The requirements of the law are prefaced by several statements of State policy set forth in Section 65580 of the Government Code:

> "... The availability of housing is of vital statewide importance, and the early attainment of decent housing and a suitable living environment for every California family is a priority of the highest order."
>
> "... Local and State governments have a responsibility to use the powers vested in them to facilitate the improvement and development of housing to make adequate provision for the housing needs of all economic segments of the community."

[2] City Chino Hills Community Development Department, Building Permit Data, January 24, 2000.

"... The legislature recognizes that in carrying out this responsibility, each local government also has the responsibility to consider economic, environmental, and fiscal factors and community goals set forth in the general plan and to cooperate with other local governments and the State in addressing regional housing needs."

C. Legislative Requirements

State law requires each municipality to accomplish the following tasks:

- To identify and analyze the current and projected housing needs of all economic segments of the community.
- To evaluate the current and potential constraints to meeting those needs, including identifying the constraints that are due to the marketplace and those imposed by the government.
- To inventory and assess the availability of land suitable for residential use.
- To establish a series of goals, objectives, policies and programs aimed at responding to the identified housing needs, the market and governmental constraints, and the housing opportunities.

This Housing Element has been prepared in accordance with applicable State law. It has also been prepared consistent with the City of Chino Hills General Plan and the community's vision of its housing needs and objectives.

D. Scope and Content

The Housing Element consists of five major components:

- An analysis of the City's demographic and housing characteristics and trends
- A summary of the existing and projected housing needs of the City's households
- A review of the potential market, governmental, and environmental constraints to meeting the City's identified housing needs
- An evaluation of the resources available to achieve the City's housing goals
- A statement of the Housing Plan for the Years 2000 to 2005 to address the City's identified housing needs, including the housing goals, policies and programs.

E. Relationship to Other General Plan Elements

The Government Code requires internal consistency among the various elements of a General Plan. Section 65300.5 of the Government Code states that the General Plan and the parts and elements thereof shall comprise an integrated and an internally consistent and compatible statement of policies.

The Chino Hills General Plan contains the following eight elements: 1) Land Use; 2) Housing; 3) Circulation; 4) Conservation; 5) Open Space and Recreation; 6) Safety; 7) Noise; and 8) Economic Development. It is internally consistent. Policy direction introduced in one element is reflected in the other elements. For example, residential development capacities established in the Land Use Element and the constraints to development identified in the Safety Element are incorporated into the Housing Element. This Housing Element builds upon the other General Plan elements. It is entirely consistent with the policies and proposals set forth by the Plan.

F. Public Participation

Section 65583(c)(5) of the Government Code states that:

> "The local government shall make diligent effort to achieve public participation of all the economic segments of the community in the development of the housing element, and the program shall describe this effort."

Public participation played an important role in the formulation of the goals, policies and programs promulgated by this Housing Element. Public participation included formation of a Citizens Advisory Committee which provided valuable input into setting program goals for the Housing Element Update. The Committee consisted of sixteen community members, including representatives from: City Council, Planning Commission, real estate and building industries, target neighborhoods, senior citizens, and residents at large.

The public participation program included the following four meetings:

- Citizens Advisory Committee Meetings (2);
- Public hearing before the Planning Commission; and
- Public hearing before the City Council.

E. SOURCES OF INFORMATION

A number of data sources were utilized to create the Chino Hills Housing Element. These resources include:

- City of Chino Hills General Plan, September 1994.
- City of Chino Hills Community Development Department Building Division permit records, May 2000.
- City of Chino Hills Community Development Department Neighborhood Services Division activity records, May 2000.
- Southern California Association of Governments (SCAG) Regional Housing Needs Assessment (RHNA), August 2000.
- Department of Finance Population and Housing data, January 2000.
- 1990 U.S. Census Report.

Various other informational sources were also referenced where appropriate. References to these informational sources are cited where they appear within the text.

II. HOUSING NEEDS ASSESSMENT

A successful strategy for improving housing conditions must be preceded by an assessment of the housing needs of the community and region. This section of the Housing Element reviews the major components of housing need including trends in Chino Hills' population, households, and the type of housing available. These changes reflect both local and regional conditions. Consequently, the regional context is also presented.

The analysis that follows is broken down into four major subsections:

- Section A, Population Characteristics, analyzes the City of Chino Hills in terms of individual persons and attempts to identify any population trends that may affect future housing needs.
- Section B, Household Characteristics, analyzes Chino Hills in terms of households, or living groups, to see how past and expected household changes will affect housing needs.
- Section C, Housing Stock, analyzes the housing units in Chino Hills in terms of availability, affordability, and condition.
- Section D, Assisted Housing At Risk of Conversion, analyzes housing units that are currently restricted to low income housing use and are "at-risk" to converting to market rate units.

This assessment of Chino Hills' housing needs is used as the basis for identifying appropriate policies and programs in this Element.

Census information referenced in this section is from 1980 and 1990 reports. The 2000 Census reports, when complete, will update much of the population and household information presented in this section through the year 1999. It is anticipated that the next update of the Housing Element (2005-2010) will contain data from the 2000 Census.

A. POPULATION CHARACTERISTICS

Chino Hills population characteristics are important factors affecting the type and extent of housing needs in the City. Population growth, age, race/ethnicity and employment characteristics are discussed in this section.

1. Population Growth Trends

The entire Southern California region, including San Bernardino County, is among the fastest growing in the nation. Southern California, which includes Imperial, San Diego, Riverside, San Bernardino, Los Angeles, Orange, Ventura and Santa Barbara Counties, grew from 13,750,012 persons in 1980 to 20,142,151 persons in 2000, representing a population gain of over 46 percent (see Table 1). During this same twenty year period, the population in San Bernardino County increased by 794,265 persons, or 88.74 percent, indicating that San Bernardino grew much faster than the Southern California region as a whole. Growth during the 1980s and early 1990s has been rapid as well.

The 2000 population of Chino Hills, at 60,236 persons, ranks 11th among the San Bernardino County's 24 jurisdictions. In comparison to surrounding jurisdictions, the City of Chino Hills has experienced phenomenal growth since its incorporation.

The General Plan reported that in 1980 the City had a population of 12,889, and by 1993, two years after incorporation, the population had grown to 48,041 persons. The cause of this tremendous growth can be attributed to several factors, including the quality residential living environment in Chino Hills, and the City's geographic proximity to employment opportunities in Orange, Los Angeles and San Bernardino Counties. In addition, the migration of residents from other counties, particularly Orange and Los Angeles, into San Bernardino County to find affordable ownership housing has increased the entire region's population. Table 2 compares the growth in Chino Hills to neighboring jurisdictions during the period from 1993 (the first population count available for the newly incorporated City) through the year 2000.

During that period, the City of Chino Hills population grew 25%, while surrounding jurisdictions grew between 8 and 9%. (Refer to Figure 2, Population Growth 1992-2000.)

Table 1
Regional Population Growth by County: 1980-2000

County	Population			Change 1980-2000	
	1980	1990	2000	# of Persons	% Increase
Imperial	92,110	109,303	145,285	346,698	57.73%
Los Angeles	7,477,503	8,863,052	9,884,255	26,224,810	32.19%
Orange	1,932,503	2,410,668	2,828,351	7,171,522	46.36%
Riverside	663,166	1,170,413	1,522,855	3,356,434	129.63%
San Bernardino	**895,016**	**1,418,380**	**1,689,281**	**4,002,677**	**88.74%**
San Diego	1,861,846	2,498,016	2,911,468	7,271,330	56.38%
Santa Barbara	298,694	369,608	414,155	1,082,457	38.66%
Ventura	529,174	669,016	756,501	1,954,691	42.96%
Total	13,750,012	17,508,456	20,152,151	51,410,619	46.56%

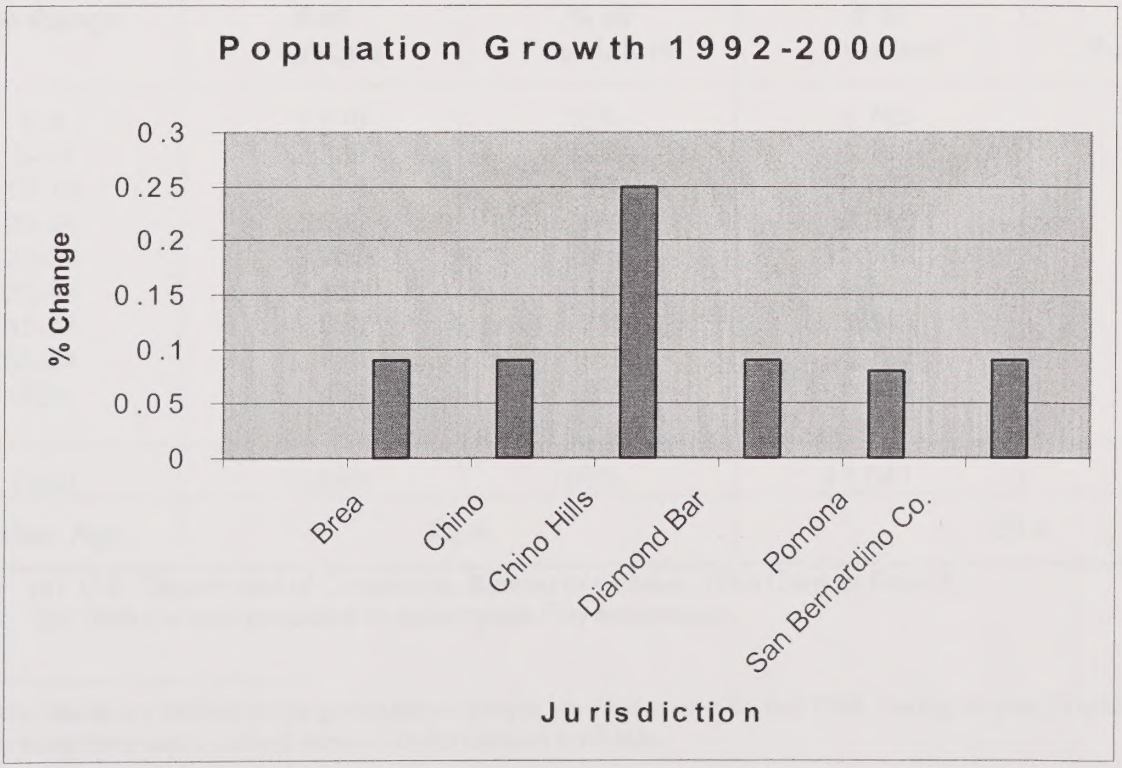
Source: U.S. Department of Commerce, Bureau of the Census, 1980 Census Report; State of California Department of Finance, County/City Population Estimates for March 1, 2000.

Table 2
Population Trends:
Chino Hills and Surrounding Areas
1992 & 2000

Jurisdiction	1992 (a)	2000 (b)	% Increase
Brea	34,000	36,967	9%
Chino	61,300	66,740	9%
Chino Hills (c)	**48,041**	**60,236**	**25%**
Diamond Bar	54,300	59,101	9%
Pomona	137,300	147,656	8%
San Bernardino Co.	1,556,300	1,689,281	9%

Source:
(a) State of California Department of Finance, Controlled Population Estimates for January 1993.
(b) State of California Department of Finance, County/City Population Estimates for March 1, 2000.
(c) State of California Department of Finance Population Estimate based on housing unit count conducted in 1993.
(d) City of Diamond Bar General Plan, July 1992.

Figure 2. Chart of Population Trends 1992 & 2000 (from Table 2, above)



2. Age Characteristics

The age structure of a population is an important factor in evaluating housing needs and projecting the direction of future housing development. For example, if a city is experiencing an outmigration of young adults (ages 25-34), there may be a shortage of first-time homebuyer opportunities, or if a City has a substantial elderly population, specialized senior citizen housing may be needed.

Table 3 illustrates the 1990 age distribution of Chino Hills residents based on the 1990 Census. The 25-34 age group comprised the largest proportion of Chino Hills population, representing nearly one-quarter. The 35-44 age group exhibited the largest increase in the City during the period from 1980-1990.

Chino Hills is a maturing community, as evidenced by the increase in median age from 26 years in 1980 to 29 years 1990. In comparison, the County also had a 1990 median age of 29 years. U.S. Bureau of Census estimates indicate that the median age for the state of California in 1998 was 33.3, the fourth lowest median age in the country. The median age for City, as well as the state and country, is expected to continue to increase, as the Baby Boom generation ages[3]. In terms of housing, the aging of the population may increase the number of senior-aged households, which typically require smaller, more affordable housing options.

Table 3
City of Chino Hills
Age Characteristics: 1980 & 1990

Age Range	1980 (a)		1990 (b)	
	# of Persons	% of Population	# of Persons	% of Population
0-4	1,516	12%	5,765	12%
5-14	2,389	19%	8,168	17%
15-19	974	8%	2,882	6%
20-24	1,091	8%	2,882	6%
25-34	3,265	25%	11,530	24%
35-44	1,469	11%	9,608	20%
45-54	958	7%	3,843	8%
55-64	748	6%	1,922	4%
65+	479	4%	1,441	3%
Total	12,889	100%	48,041	100%
Median Age	26.4		29.4	

Source: (a) U.S. Department of Commerce, Bureau of Census, 1980 Census Report.
(b) 1990 Census projected to encompass City boundaries.

[3] The Baby Boom is a defined as the generation of people born between 1946 and 1964, during the post World War II period when there was a marked increase in the national birth rate.

3. Race/Ethnicity Characteristics

The racial and ethnic make-up of a population affects housing needs. This is due to the unique household characteristics of different groups, and household size in particular. Table 4 summarizes race/ethicity for the City based on 1990 Census data. As illustrated in Table 4, the majority of Chino Hills residents are White. However, the dramatic population growth experienced in the 1980s has resulted in greater ethnic diversity throughout the City, with Whites comprising 75 percent of the City's population in 1990, in contrast to 91 percent in 1980.

The Asian/Pacific Islander group exhibited the most substantial increase of any ethnic group between 1980 and 1990. In 1980, the Asian/Pacific Islanders comprised only one percent of the City's population. By 1990, an estimated 11 percent of the City's population was Asian/Pacific Islander.

Though increasing, other racial representations still comprise a very small portion of the City's population: "Other" racial groups (9%), Blacks (4%), and American Indian/Eskimo/Aleut (1%).

Table 4
City of Chino Hills
Ethnic Composition: 1980 & 1990

Race and Ethnicity	1980 (a)		1990 (b)	
	Number of Persons	% of Population	Number of Persons	% of Population
White	11,666	91%	36,031	75%
Asian/Pacific Islander	158	1%	5,284	11%
Black	172	1%	1,922	4%
American Indian/Eskimo/Aleut	119	1%	480	1%
Other	774	6%	4,324	9%
Total	12,889	100%	48,041	100%
Spanish/Hispanic Origin	2,031	16%	9,608	20%

Source: (a) U.S. Department of Commerce, Bureau of Census, 1980 Census Report;
(b) 1990 Census estimated to City boundaries.

In addition to the five primary racial groups, the 1990 Census has a separate question related to whether the householder is of Spanish/Hispanic origin. "Origin" is defined as the ancestry, nationality group, lineage, or country in which the person's ancestors were born before their arrival to the United States. Persons of Spanish Origin can be of any of the five racial categories. Although not as significant as the increase in Asian households, the City has experienced a substantial growth in its Hispanic population during the 1980s. An estimated 20 percent of Chino Hills' 1990 population (9,608 persons) was of Spanish/Hispanic origin, representing an increase from 1980 by about 7,577 residents.

4. Employment

Chino Hills' General Plan designates several hundred acres for commercial and business park development along the 71 Freeway corridor, to meet the City's goal of providing a full range of retail shopping, service, and employment opportunities for its residents while maintaining its high-quality residential environment. Currently, there are nine commercial centers constructed in the City, and over half of the designated commercial and business park areas are developed or have active plans for development.

Most of the existing employment in Chino Hills is service related. The U.S. Census Bureau 1997 Sector Summary by Zip Code tallied employment in the 91709 zip code, which comprises all of Chino Hills. According to the 1997 Census tally, there were 409 business establishments totaling 3,302 employees in the 91709 zip code. (Refer to Table 5.)

Table 5
City of Chino Hills 91709 Zip Code
Businesses by Industrial Sector

Industrial Sector	Number of Establishments
Total	409
Agricultural Services, Forestry, And Fishing	9
Construction	61
Manufacturing	7
Transportation And Public Utilities	14
Wholesale Trade	39
Retail Trade	94
Finance, Insurance, And Real Estate	29
Services	147
Unclassified Establishments	9

Source: The U.S. Census Bureau 1997 Sector Summary by Zip Code

A general measure of the balance of a community's employment opportunities with the needs of its residents is a "jobs/housing ratio". A balanced community would have a match between employment and housing opportunities so that most of its residents could choose to work in the community.

The "jobs/housing ratio" concept is promulgated by the Southern California Association of Governments (SCAG) in response to the requirements of the Federal Clean Air Act as a means of addressing serious air quality and transportation issues. The concept of balancing the "jobs/housing ratio" is viewed favorably in that if people can live and work within the same community, the Southern California region as a whole will benefit from reduced traffic congestion and improved air quality.

As defined by SCAG, a balanced subregion or community is one having an employment to housing ratio of 1.2 jobs per dwelling unit. Based on an estimate of 3,302 jobs in the City and a current population of 60,236, the jobs/housing ratio for Chino Hills would be .0548 jobs per dwelling unit. This indicates that the City is "jobs poor" and "housing rich", and that most of Chino Hills residents must commute outside the City to work.

Adherence to jobs/housing balance ratios in accordance with the Federal Clean Air Act and SCAG policies represents a constraint on the expansion of housing opportunities within the City. Because the City is "jobs poor", opportunities to convert commercial or business park lands to residential uses are not feasible.

B. HOUSEHOLD CHARACTERISTICS

Information on household characteristics is an important indicator of housing needs in a community. Income and affordability is best measured at the household level, as are the special housing needs of certain groups such as large families and female-headed households. As an example, if a community has a substantial number of young family households whose incomes combined with local housing costs preclude the option of home purchase, the city may wish to initiate a homebuyer assistance program or participate or publicize the programs that are available elsewhere.

The Bureau of the Census defines a "household" as "all persons who occupy a housing unit, which may include families singles, or other"; boarders are included as part of the primary household by the Census. Families are households related through marriage or blood, and a single household refers to individuals living alone. "Other" households reflect unrelated individuals living together (roommates). Persons living in retirement or convalescent homes, dormitories, or other group living situations are not considered households.

As shown in Table 6, there were a total of 3,988 households in Chino Hills in 1980. By 1990, the City had grown to 14,869 households, representing a 273 percent increase. As illustrated in the Table, families represent the City's predominant household type, comprising 83 percent of the City's 1990 households. In contrast, only 76 percent of households Countywide in 1990 were family households. This family-orientation has served as a major contributor to Chino Hills' popularity and related population growth. The City's trend toward family housing is expected to continue through the current planning period.

Single-person households represent the second largest household group in Chino Hills, comprising twelve percent of all 1990 households. The proportional increase in single-person households during the 1980s is reflective of the increase in multi-family housing and associated housing opportunities for single-person households. "Other" households reflect unrelated individuals living together (roommates) and comprise five percent of the City's households.

Table 6
City of Chino Hills
Household Type: 1980 & 1990

Household Type	1980 (a)		1990 (b)	
	No. of Households	% of Total	No. of Households	% of Total
Families	3,482	87%	12,341	83%
Singles	366	9%	1,784	12%
Other	140	4%	744	5%
Total	3,988	100%	14,869	100%

Source: (a) U.S. Department *of* Commerce, Bureau *of* Census, 1980 Census Report;
(b) 1990 Census estimated to the City's boundaries.

1. Household Size

Household size is an important indicator of population trends as well as overcrowding in individual housing units. A city's average household size will increase over time if there is a trend toward larger families. In communities where the population is aging, the average household size may actually decline.

Average household size in Chino Hills was 3.2 persons per occupied unit in 1980, and had increased slightly to 3.23 per household in 1993. (Refer to Table 7.) Compared to San Bernardino County (3.07 persons per household), the average household size in Chino Hills is higher, reflecting the greater proportion of single-family homes and family households.

According to State of California Department of Finance data for January 2000, average household size has increased to 3.288 persons per household in Chino Hills, and to 3.133 persons per household in San Bernardino County.

Table 7
City of Chino Hills and County of San Bernardino
Household Size: 1980 & 1993

Jurisdiction	1980 (a)	1993 (b)	2000 (c)
Chino Hills	3.20	3.23	3.29
San Bernardino County	2.82	3.07	3.13

Source: (a) U.S. Department of Commerce, Bureau of Census, 1980 Census Report
(b) Department of Finance's 1993 estimated average of household size
(c) Department of Finance's January 2000 estimated average of household size.

2. Overcrowding

Overcrowding is another indicator of housing affordability. Unit overcrowding is caused by the combined effect of low earning and high housing costs in a community, and reflects the inability of households to buy or rent housing which provides reasonable privacy for their residents. The Census defines overcrowded households as units with greater than 1.01 persons per room, excluding bathrooms, hallways and porches.

According to the 1980 Census, the incidence of overcrowding in Chino Hills was minimal, with approximately five percent or 183 of the City's households defined as overcrowded, compared with six percent Countywide. The proportion of overcrowded households in Chino Hills rose to six percent (or 892) by 1990. In comparison, an estimated 10 percent of the County's households in 1990 were considered overcrowded. "Severely" overcrowded households (greater than 1. 5 persons per room) comprised only 1.9% (297 households) of the City's total 1990 households. Of these "severely" overcrowded households, 178 (60%) were owner-occupied and 119 (40%) were renter-occupied.

While Chino Hills' larger families and extended family households may result in households defined as overcrowded under the traditional Census definition, the low incidence of severe overcrowding would indicate actual unit overcrowding is minimal. Many of the households defined as overcrowded in Chino Hills are actually less a reflection of economic necessity and more likely reflective of cultural preferences where Asian and Hispanic households choose to have grandparents and other extended family members living in the same household. A low incidence of severe overcrowding is expected to continue through the current planning period.

3. Household Income

An important factor, with respect to housing affordability is household income. While upper income households have more discretionary income to spend on housing, low and moderate-income households are more limited in the range of housing they can afford.

According to recent data from the State of California Department of Housing and Community Development (HCD), the year 2000 median income for a four-person household in San Bernardino County is $47,400[4]. The Federal Department of Housing and Urban Development (HUD) in conjunction with HCD have developed the following income categories and their definitions; the 2000 income limits for a four-person household are indicated in parenthesis:

- Very Low Income - less than 50 percent of the County median (less than $23,700)
- Low Income - between 51 and 80 percent of the County median ($24,174 - $37,900)
- Moderate Income - between 81 and 120 percent of the County median ($37,901 - $56,900)
- Upper Income - greater than 120 percent of the County median ($56,901+)

Table 9 presents the income distributions for Chino Hills from the two last available Census Reports, 1980 and 1990. As illustrated by this data, during the 1980-1990 period, Chino Hills has experienced a proportional decrease in Very Low and Moderate Income households, and a proportional increase in Low and Upper Income households. Moderate Income households have experienced the greatest proportional change of any group, comprising 28 percent of the City's 1980 households as compared with 15 percent in 1990. Very Low Income households have decreased, from 8 percent in 1980 to 6.2 percent in 1990, although still representing a numerical increase in approximately 600 households between 1980-1990. The relative proportion of Low-Income households has also increased during this period.

In 1980, Low-Income households comprised four percent of the City's households and by 1990, an estimated 8% of the population was considered Low Income. Between 1980 and 1990, in response to a demand for housing by Very Low and Low income households, there was a significant increase in multi-family development in Chino Hills. Finally, the proportion of Upper Income households in Chino Hills has increased from about 60 percent in 1980 to 70 percent in 1990, an increase of over 8,000 households through 1990. This increase is reflective of the extensive numbers of move-up and estate housing units built in Chino Hills during the 1980s. Compared to San Bernardino County as a whole, Chino Hills has a smaller proportion of Very Low, Low and Moderate Income households, and a substantially greater proportion of Upper Income households. This trend is expected to continue during the current planning period.

[4] Correspondence from Cathy E. Creswell, Acting Deputy Director, Division of Housing Policy Development, State of California Department of Community Development, Dated March 2000.

According to 1990 Census estimates applied to the Chino Hills corporate boundaries, median household income in Chino Hills was $54,610. In comparison, the median incomes of surrounding jurisdictions varied widely: Brea, $51,253; Chino, $41,958; Diamond Bar, $60,651; and Pomona, $32,132.

Recent data obtained from local Chambers of Commerce indicate that Chino Hills median household income continues to be above surrounding cities (refer to Table 8). 1999 median household income for Chino Hills was estimated at $78,850, while neighboring cities range from $39,660 to $70,000. According to the most recent edition of the "Inland Empire Quarterly Report" (July 2000), published by the San Bernardino Associated Governments, Chino Hills' median income has risen to $81,944. Chino Hills has the highest median income of all cities located in the Inland Empire.

Table 8
City of Chino Hills and Surrounding Cities
Median Household Income – 1999

Jurisdiction	Median Income 1999
Brea	$61,328
Chino	$48,225
Chino Hills	**$78,850**
Diamond Bar	$70,000
Pomona	$39,660

Source: Survey of local Chambers of Commerce, City of Chino Hills (August 1999)

Table 9
Income Groups
City of Chino Hills and San Bernardino County: 1980-1990

Year	Chino Hills				San Bernardino County	
	1980 (a)		1990 (b)		1990(b)	
Income Category	**Households**	**%of Total**	**Households**	**%of Total**	**Households**	**%of Total**
Very Low	319	8%	922	6.2%	108,846	22%
Low	160	4%	1,204	8.1%	84,108	17%
Moderate	1,116	28%	2,335	15.7%	118,740	24%
Upper	2,393	60%	10,408	70%	183,059	37%
TOTAL	3,988	100%	14,869	100%	494,753	100%

1980 median County Income: $17,463 1990 median County Income: $33,443
1980 median Chino Hills Income: $23,981 1990 median Chino Hills Income: $54,610

Source: (a) U.S. Department of Commerce, Bureau of Census, 1980 Census Report
(b) 1990 Census estimated to City boundaries.

4. Housing Affordability

State and Federal standards for housing overpayment are based on an income-to-housing cost ratio of 30% and above. Households paying greater than 30 percent have limited remaining income for other necessities such as food, clothing, and health care. Upper Income households are generally capable of paying a larger proportion of their income for housing; therefore, estimates of housing overpayment generally focus on lower income groups.

Distinguishing between renter and owner housing overpayment is important. While homeowners may over-extend themselves financially to afford the option of home purchase, the owner always maintains the option of selling the home. Renters, on the other hand, are limited to the rental market and are generally required to pay the rent established in that market.

Table 10 presents information on the number of households in Chino Hills that paid greater than 30% of their income on housing in 1990. (The 1990 Census data were used to assess the extent of housing overpayment. Renter housing costs include both contract rent and utility costs. Owner housing costs include monthly mortgage or similar payments, property taxes, fire and other insurance, and utilities). Percentages contained in Table 9 reflect the total number of households within that particular income category. Table 11 presents the number and percentage of households overpaying by income group. As depicted in Table 11, the majority of households overpaying were Very Low and Low Income renter households.

Table 10
City of Chino Hills
Housing Overpayment: 1990

	Total Households Overpaying		Owner	Renter
Income/Cost	**#**	**% of Households in Income Category**	**#**	**#**
Less than $10,000, Spent 30% or more	227	51%	122	105
$10,000 - $19,999 Spent 30% or more	631	85%	232	399
$20,000 - $34,999 Spent 30% or more	1,502	63%	789	713
$35,000 - $49,999 Spent 30% or more	1,511	50%	1,349	162
$50,000 – and above Spent 30% or more	2,390	29%	2,346	44
Total	6,261	42%	4,838	1,423

Source: 1990 Census estimated to City boundaries.

Table 11
City of Chino Hills
Very Low and Low Income Household Overpayment: 1990

	Total		Owner		Renter	
	#	**% of Households in Income Category**	**#**	**% of Households in Income Category**	**#**	**% of Households in Income Category**
Very Low Income Households Spent 30% or more	435	7%	198	3%	237	4%
Low Income Households Spent 30% or More	1,249	20%	590	9%	659	11%
Total	1,684	27%	788	12%	896	15%

Source: 1990 Census estimated to City boundaries.

5. Special Needs Groups

Certain segments of the population may have more difficulty finding decent, affordable housing due to special circumstances. These "special needs" groups include the elderly, large families, disabled persons, female-headed households, farmworkers, and the homeless. Under State law, the housing needs of each group are required to be addressed in the Housing Element. For the purposes of this Housing Element Update, the l990 Census provides the most recent count of special needs households. This information is summarized in Table 12. The identified special needs groups are defined below:

Elderly: The special needs of many elderly households result from their limited, fixed incomes, physical disabilities and dependence needs. At the time of the 1990 Census, only eight percent of the City's households contained elderly members. In comparison, during this same period, the elderly households comprised 19 percent of total households in San Bernardino County. Less than one percent of the City's elderly households were reported to live in poverty, indicating that many of the City's elderly are able to afford adequate housing without assistance.

However, according to May 2000 estimates by the San Bernardino County Housing Authority, elderly households have been and continue to be the primary recipients of Section 8 rental assistance in the City. Of the 107 families currently receiving Section 8 assistance in the cities of Chino Hills and Chino combined, 67 are elderly households[5].

As discussed above, the median age for City, as well as the state and the country, is expected to continue to increase. In terms of housing, senior-aged households typically require smaller, more affordable housing options and/or assistance with home maintenance. To address the housing needs of Chino Hills' elderly population, the Housing Element establishes policies and programs to assist seniors with affordable housing, housing rehabilitation and housing support services.

Large Households: Large households are identified in State housing law as a group with special housing needs based on the generally limited availability of adequately sized, affordable housing units. Large households are defined as those with five or more members. An estimated 2,403 Chino Hills households had five or more members in 1990, representing 16 percent of the City's total households. The substantial number of large family households is reflective of the City's growing Asian/Pacific Islander and Hispanic origin populations who tend to have larger and extended families. While large families traditionally experience housing needs related to their lower incomes, large family households in Chino Hills were identified as predominately upper income and adequately housed in the City's larger single-family homes.

Large households were not found to be a special needs group in Chino Hills. Consequently, no housing programs to assist large families are needed for the current planning period.

[5] San Bernardino County Housing Authority, conversation with Alison Rutger, May 2000. Section 8 data is available for Chino Hills and Chino combined, only.

Table 12
City of Chino Hills
Special Needs Groups: 1990

Needs Group	1990 Number of Households/Persons	Total % of Households/Persons
Elderly (65 +) (Households)	1,182	8%
Large Households	2,403	16%
Disabled (Persons)	872	2%
Female-Headed Households (All)	1021	7%
Female-Headed Households (With Children)	716	5%
Farmworkers (Persons)	436	1%
Homeless (Persons)	0	0

Source: 1990 Census estimated to City boundaries.

Disabled: Physical handicaps can hinder access to housing units of conventional design as well as limit the ability of handicapped/disabled individuals to earn an adequate income. The proportion of disabled individuals is increasing nationwide due to overall increased longevity and lower fatality rates. In 1990, an estimated 872 Chino Hills residents had disabilities, comprising two percent of the City's population.

Housing opportunities for the disabled can be addressed through the provision of affordable, barrier-free housing. This Housing Element sets forth policies to implement State standards for the provision of disabled accessible units in new developments. Other policies and programs of the Housing Element provide for rehabilitation assistance to enable disabled renters and homeowners modify their dwelling units to improve accessibility.

Female-Headed Households: Single-parent households require special consideration and assistance because of their greater need for day care, health care, and other facilities. Female-headed households with children in particular tend to have lower incomes, thus limiting housing availability for this group. In 1990, Chino Hills has an estimated 716 (or 7%) female-headed households. Of these female-headed households, only two percent are reported by the 1990 Census to live in poverty.

An issue affecting all family households, especially those headed by females, is finding quality, affordable childcare. Many households find this a severe constraint, and in the case of single parent household, the parent becomes unable to work. As a result, the parent cannot provide basic necessities, such as food and housing to their children.

To address the housing affordability needs of Chino Hills' female-headed households, the Housing Element provides for continued use of existing affordability programs, such as rent subsidies. Housing opportunities for female-headed households with children are addressed through policies for the provision of affordable childcare, and for the location of family housing sites in close proximity to commercial uses.

Farmworkers: The special housing needs of many agricultural workers stem from their low wages and the insecure nature of their employment. Estimates of the "farmworker" population in the City are extrapolated from individuals who categorize their employment as "Farming, Fishing, and Forestry" in the 1990 Census. This category also includes people who work in such non-agricultural fields as veterinary services, landscape and horticultural, forestry, agricultural services, fishing, hunting, and trapping. Based on this grouping, the 1990 estimate for Chino Hills' "farmworker" population was 436, or less than 1% of the City's total population.

During the past decade, approximately 358 acres of the City's agriculture-ranches designated land converted to housing. Consequently, the number of farmworkers living in the City is also expected to decline. However, to address the potential need for farmworker housing during the current planning period, the Housing Element establishes a policy to explore opportunities to allow on-site worker housing in areas devoted to ranches, equestrian uses, and rural/agricultural facilities.

Homeless: During the past decade, homelessness had become an increasingly reported problem throughout the state. Factors contributing to the rise in homelessness included the general lack of housing affordable to low and very low income persons, increases in the number of persons whose incomes fall below the poverty level, reductions in public subsidies to the poor, and the de-institutionalization of the mentally ill. During the past few years, the state's economy has been on the upswing and unemployment is at a record low. Although homelessness is still prevalent in the County, the number of inquiries for homeless shelter received by the County Housing Authority during the past two years appear to be declining[6].

There are currently several facilities and agencies that serve the needs of the homeless in the vicinity of Chino Hills. These include the Frazee Center and Salvation Army located in the City of San Bernardino, and Inland Empire Temporary Homes located in Loma Linda. Recent conversations with each of these agencies indicate that they are fully occupied, but have no record of patrons who have listed Chino Hills as their previous place of residence.

Other nearby facilities serving the homeless are the Chino Neighborhood House and the Chino Aletheian Foundation in the City of Chino. These facilities provide emergency food and clothing to very-low income persons, including the homeless. Isaiah's Rock, a nonprofit organization located in downtown Chino, also offers food, clothing and shelter for persons and families in need.

The Housing Element calls for the City to coordinate with existing social service providers from surrounding communities to address the needs of the area's homeless population. In particular, the City will continue to support the San Bernardino County Housing Authority efforts to coordinate homeless services.

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[6] San Bernardino County Housing Authority, conversation with Alison Rutger, May 2000.

C. HOUSING CHARACTERISTICS

A housing unit is defined as a house, apartment, or a single room, occupied as a separate living quarters or, if vacant, intended for occupancy as a separate living quarters. Separate living quarters are those in which the occupants live and eat separately from any other persons in the building and which have direct access from the outside of the building or through a common hall. A community's housing stock is the compilation of all its housing units.

1. Housing Growth

Chino Hills experienced tremendous residential growth during the 1980s and 1990s (refer to Table 13). The City's 1980 housing stock of 4,188 units had increased to 16,286 units by 1993, representing a 289 percent housing unit growth rate, and to 20,407 units by 2000, a 25% increase over 1993 numbers. As depicted in Table 13, Chino Hills housing unit growth has been significantly greater than San Bernardino County and surrounding jurisdictions.

Table 13
Housing Trends
Chino Hills and Surrounding Areas 1980, 1993 & 2000

	Number of Housing Units			% Increase	% Increase
Jurisdiction	**1980(a)**	**1993(c)**	**2000(e)**	**1980-1993**	**1993-2000**
Brea	11,203	12,815	13,255	14%	3%
Chino	11,372	16,640	17,665	46%	6%
Chino Hills	**4,188**	**16,286(d)**	**20,353(f)**	**289%**	**20%**
Diamond Bar	10,153 (b)	17,813	18,043	75%	1%
Pomona	32,153	38,948	39,330	21%	1%
San Bernardino Co.	370,155	572,379	610,317	55%	7%

Source:
(a) U.S. Department of Commerce, 1980 Census Report.
(b) City of Diamond Bar General Plan, July 1992.
(c) State of California Department of Finance, Estimate for January 1993.
(d) Based on inventory of City's housing stock conducted in May 1993.
(e) State of California Department of Finance, Estimate for January 2000.
(f) Based on building permit data compiled by the City as of September 30, 2000.

2. Housing Type and Tenure

Chino Hills' housing stock has more than quadrupled during the past two decades, as large tracts of housing units have been constructed throughout the City (refer to Table 14). Between 1980 and 1993, single-family units increased by 260% or 9,237 units (from 3,553 to 12,790 units); and between 1993 and 2000, by another 28% or 3,645 units to 16,435 single-family units.

Between 1980 and 1993, multi-family units increased by 1735% or 2,724 units (from 157 to 2,881 units); and between 1993 and 2000, by another 17% or 476 units to 3,357 multi-family units. During the same two decade period, mobile home units increased by 29% or 137 units (from 478 to 615 mobile home units). There was no change in the number of mobile home units between 1993-2000.

During the two decades between 1980 to 2000, the City's housing stock has become more varied. Single family houses have been constructed at a variety of densities: estate homes (with lots over 20,000 square feet); large lot homes (with lots over 10,000 square feet); traditional single family lots (between 7,200 to 10,000 square feet); standard single family lots (between 5,000 to 7,200 square feet); and reduced lot homes (between under 5,000 square feet). During the same period, multi-family units have become a greater percentage of the City total housing stock. (Table 15 describes the percent change in housing type for 1980-1993 and 1993-2000).

Small lot single family dwellings provide affordable ownership options to moderate income families. Multi-family and mobile homes provide affordable housing opportunities to moderate, low and very low income residents.

Table 14
City of Chino Hills
Housing Unit Mix: 1980, 1993 & 2000

Housing Type	# of Housing Units			Percent Change		
	1980 (a)	1993 (b)	2000 (e)	1980-93	1993-2000	1980-2000
Single-Family (Attached and Detached)	3,553	12,790	16,435	260%	28%	363%
Multi-Family	157	2,881	3,357	1735%	17%	2038%
Mobile Homes	478	615	615	29%	0%	29%
Total Units	4,188	16,286	20,407	289%	25%	387%
Total Occuppied	3,988	14,869 (c)	18,611 (f)	273%	25%	25%
Vacancy Rate	5%	8.7% (d)	8.8% (g)	–	–	–

Source: (a) U.S. Department of Commerce, Bureau of Census, 1980 Census report.
(b) City Housing Unit Count, March, 1993.
(c) Applied the Department of Finance 1993 Citywide vacancy rate (8.7%) to the City's total number of housing units.
(d) Department of Finance, 1993.
(e) City Housing Unit Count, March, 2000.
(f) Applied the Department of Finance 2000 Citywide vacancy rate (8.8%) to the City's total number of housing units.
(g) Department of Finance, 2000.

Table 15
City of Chino Hills
Housing Type by Percent Total Units: 1980, 1993 & 2000

Housing Type	Percent of Total Units		
	1980 (a)	1993 (b)	2000 (e)
Single-Family (Attached and Detached)	85%	79%	81%
Multi-Family	4%	18%	16%
Mobile Homes	11%	4%	3%
Total Units	100%	100%	100%

In 1980, the City had an exceptionally high rate of owner-occupied housing (87% owners and 13% renters). In 1993, 11,954 (80%) of the City's occupied housing units were occupied by owners and the remaining 2,915 units (20%) were renter-occupied (refer to Table 16). In comparison, the County's 1990 housing stock was comprised of approximately 63% ownership units. Owner-occupued housing is expected to remain the predominant tenure in Chino Hills through the current planning period.

Table 16
Tenure of Occuppied Housing Units: 1990

Housing Type	Owner	% Total Owner	Renter	% Total Renter
Single-Family	10,038	92	1,232	42%
Multi-Family (2-4 du)	40	*	267	9%
Multi-Family (5+ du)	86	1	1,364	47%
Mobile Home	759	6	31	1%
Other	31	*	21	1%
Total	11,954	99%	2,915	100%

Source: 1990 Census estimated to City boundaries.

Note: Percentages do not add up to 100% due to rounding
* = less than 1 %.

3. Age and Condition of Housing Stock

Most homes begin to exhibit signs of decay when they approach thirty years of age. Common repairs needed include new roofs, wall plaster and stucco. Homes thirty years or over with deferred maintenance require more substantial repairs, such as new siding, plumbing or multiple repairs to the roof, walls, etc. According to the 1990 Census, only three percent (529 housing units) of Chino Hills housing stock was over 30 years old. The majority of the housing units built prior to 1960 (30 + years old) are located in Los Serranos and the Sleepy Hollow area of Carbon Canyon. (Refer to Figure 3, Target Neighborhoods.)

To help maintain these older neighborhoods, the Neighborhood Services Division of the City Community Development Department has designated these areas as target areas. The City applies portions of its Community Development Block Grant (CDBG) allocation to these target areas, focusing on code enforcement, neighborhood clean-up and infrastructure improvement programs.

The Neighborhood Services Division recently conducted a windshield survey of the Los Serranos and Sleepy Hollow neighborhoods (January 2000) to evaluate structural condition and code violations in these older neighborhoods. In the Los Serranos area, 124 code violations were identified, 41 of which involved structural deficiencies. In the Sleepy Hollow area, 52 code violations were identified, 19 of which involved structural deficiencies. Structural deficiencies included: roof disrepair, broken windows, paint cracking or peeling; wood trim or siding worn, weathered, or broken; unimproved driveways, broken garage doors and illegal structures. Other code violations included: graffiti, dumping, overgrown weeds, inoperable vehicles.

4. Housing Costs

Ownership Housing: The value of homes varies substantially within the City of Chino Hills, depending on the age, size and location of the home. In August of 1999, Chino Hills' homes had an estimated overall median value of $285,000[7]. A current review of sale prices for existing single family detached homes in Chino Hills indicate that home prices range from $109,000 for homes over thirty years old and less than 1,000 square feet in areas of Los Serranos, to $1,495,000 for newer homes of over 5,000 square feet in hillside areas of the City[8]. Sale prices for single family attached homes in the City range from $90,000 for 1-bedroom townhomes to $250,000 for 3-bedroom townhomes.

Similar to the disparity in housing value in the City, the value of homes in surrounding jurisdictions also significantly differs. In comparison to Chino Hills' median value at $285,000, Diamond Bar and Brea report slightly lower median values at $250,000 and $264,000, respectively[9]. The value of homes in the cities of Chino and Pomona is generally lower than in Chino Hills. Chino has a median home value of $169,000, and Pomona, $151,790[10]. (Refer to Table 17.)

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[7] City of Chino Hills Community Profile Report, August 1999.
[8] Realtor.com, May 2000.
[9] City of Chino Hills Community Profile Report, August 1999.
[10] Survey of Local Chambers of Commerce, City of Chino Hills, August 1999.

Figure 3. Target Neighborhoods

Rental Housing: The rental housing market in Chino Hills is comprised of apartments, condominiums, and single-family homes. To obtain rental rates for these units, issues of the City's local newspaper, the Daily Bulletin, and rental market websites, apartmentguide.com and rent.net were reviewed.

As indicated in Table 18, apartment rents range from $845-$950 for one-bedroom units, $910-$1,095 for two-bedroom units, and $1,425-$1,450 for three bedroom units. Condominium units are slightly higher at $900-$1,055 for one-bedroom units and $960-$1,145 for two-bedroom units. No listings for three-bedroom condominium units were available.

As advertised in the Daily Bulletin, rents for single-family detached homes ranged from $1,050 to $1,200 for three bedroom houses, and from $1,600 to $1,800 for four- bedroom single-family houses.

Housing Affordability: Based on Federal and state guidelines that households should not spend more than 30 percent of their gross income on housing, Table 19 estimates the maximum housing costs affordable to Very Low Income, Low Income and Moderate Income households in Chino Hills. In the case of rent, the 30 percent does not include allowance for utilities that may impose additional costs to the renter of $50 to $100 per month, depending on which utilities the renter is responsible for paying. Renters may be required to cover water, sewer and trash pickup costs in addition to the usual electric, gas and phone. The addition of these costs may cause rental of a unit that would otherwise be affordable to become a condition of overpayment. In the case of purchase, the 30 percent includes payment on principal and interest, and an assumed 1.25% allocation for taxes and homeowner insurance. In actuality, taxes and insurance may exceed the assumed 1.25% in newer areas subject to assessments, Mello-Roos districts or high fire hazard. A 10 percent down payment and an 8 percent interest rate are assumed, reflecting 2000 market conditions.

Maximum housing costs affordable to a Very Low Income four-person household are $71,000 to purchase a home and $590 per month to rent a home. For a Low Income four-person household the maximum affordable housing costs are $113,700 to purchase a home and $944 per month to rent a home. For a Moderate Income four-person household the maximum affordable housing costs are $170,700 to purchase a home and $1,416 per month to rent a home.

As indicated by current home sales and rental rates, there is a wide range of housing choices in Chino Hills available to households in the low and moderate income ranges. However, the very low income households in Chino Hills appear to be priced out of both the for-sale and rental market.

Table 17
Housing Sales Prices: Chino Hills and Surrounding Areas
August 1999

Jurisdiction	Median Price Home
Chino	$169,000
Chino Hills	**$285,000**
Brea	$264,000
Diamond Bar	$250,000
Pomona	$151,000

Source: City of Chino Hills Community Profile Report, August 1999;
Survey of Local Chambers of Commerce, City of Chino Hills, August 1999

Table 18
City of Chino Hills
Rental Units by Unit Type: 2000

	Price Range
Apartments:	
1 Bedroom	$845 - $950
2 Bedroom	$910 - $1,090
3 Bedroom	$1,425 - $1450
Condominium Rentals:	
1 Bedroom	$900 - $1,055
2 Bedroom	$960 - $1,145

Source: City Survey April 2000; Listings from Daily Bulletin, April-May 2000;
apartmentguide.com, rent.net May 2000

Table 19
City of Chino Hills
Affordable Housing Prices and Rents by Income Group: 2000

Income Category	Median Income (4-Person Household)	Maximum Home Purchase Price	Maximum Home Rental Rate
Very Low	less than $23,700	$77,300	$590/month
Low	$23,201 - $37,900	$123,600	$944/month
Moderate	$37,901 - $56,900	$185,500	$1,416/month

Note: Calculation of affordable rent is based on a monthly payment of 30 percent of gross household income. Calculation of affordable hoe sales price based on downpayment of 10 percent, annual interest rate of 8 percent, 30-year mortgage, and monthly payment of 30 percent of gross income.

D. ASSISTED HOUSING AT RISK OF CONVERSION

State law requires the City to identify, analyze and propose programs to preserve housing units that are currently deed restricted to low income housing use and will possibly be lost as low-income housing as these deed restrictions expire. This section identifies those units in Chino Hills, analyzes their potential to convert to non-low income housing uses and analyzes the costs to preserve and/or replace those units. Goals, policies and programs to preserve these units are presented later in this Housing Element.

Consistent with State requirements, the assisted housing analysis includes the following components:

- An inventory of restricted low income housing projects in the City and their potential for conversion;
- An analysis of the costs of preserving and/or replacing the units "at risk" and a comparison of these costs;
- An analysis of the organizational and financial resources available for preserving and/or replacing the units "at risk";
- Quantified objectives for the number of "at risk" units to be preserved; and
- Programs for preserving the "at risk" units.

1. Inventory of At-Risk Housing

This section identifies all of the low income rental housing units in the City of Chino Hills that are "at risk" of converting to market rate housing uses during the current planning period through December 31,2005.

The inventory of assisted units included a review of all multi-family rental units assisted under federal, state and/or local programs, including HUD programs, state and local bond programs, redevelopment programs, and local in-lieu fees, inclusionary, density bonus, or direct assistance programs. The inventory also covers all units that are eligible to change to non-low income housing units due to termination of subsidy contract, mortgage prepayment, or expiring use restrictions. The inventory was compiled by interviews with City and County staff, HUD, and review of "Inventory of Federally Subsidized Low-Income Rental Units at Risk of Conversion" (California Housing Partnership Corporation), and "The Use of Housing Revenue Bond Proceeds - 1990", (California Debt Advisory Commission).

Description of At-Risk Projects: During the 1994-1999 Housing Element cycle, two County multi-family mortgage revenue bond projects located in Chino Hills were reported "at risk" of converting from low-income use to market rate. (Refer to Table 20, Checklist to Confirm Lack of At-Risk Units.) These two projects were the Woodview Apartments and the Rolling Ridge Apartments. Under the multi-family bond program, developers of the Woodview and Rolling Ridge Apartments were provided preferential financing for new construction in exchange for restricting 20 percent of the units in a project for low-income use. These projects were required to maintain affordability controls for fifteen years.

Woodview is a 440 unit apartment project with low-income restrictions on 88 units, 43 of which are one-bedroom units and 45 of which are two-bedroom units. In May of 1998, the Woodview Apartments became eligible for conversion. To date, no request for conversion has been received by the County of San Bernardino.

Rolling Ridge Apartments contains 110 units, of which 22 two-bedroom units had low-income restrictions. The project became eligible for conversion March 1997. In May of 1996, the County Board of Supervisors received and approved a request by the developers of the Rolling Ridge Apartments to refund the mortgage revenue bonds and convert the 22 affordable units to market rate. This refund and conversion became effective by January 1997. (Refer to Table 20, Checklist to Confirm Lack of At-Risk Units.)

Table 20

City of Chino Hills
Checklist to Confirm Lack of "At-Risk" Units
Pursuant to Government Code Section 85583(A)(8)

Jurisdiction: City of Chino Hills **Date: October 12, 2000**

1. HUD programs:
   Section 8 Lower-Income Rental Assistance project-based programs:
   - New Construction
   - Substantial or Moderate Rehabilitation
   - Property Disposition
   - Loan Management Set-Aside

   Section 101 Rent Supplements
   Section 213 Cooperative Housing Insurance
   Section 221 (d)(3) Below-Market-Interest-Rate Mortgage Insurance Program
   Section 236 Interest Reduction Payment Program
   Section 202 Direct Loans for Elderly or Handicapped
   X there are no such units for our jurisdiction listed in the Inventory of Federally Subsidized Rental Units At Risk of Conversion, 1990 or subsequent updated information made available by HPD.
2. Community Development Block Grant program (CDBG)
   X jurisdiction has not used CDBG funds for multifamily rental units
3. Redevelopment programs
   X The City does not have a Redevelopment Agency or Redevelopment Area within its jurisdiction.
4. FmHA Section 515 Rural Rental Housing Loans
   X jurisdiction has not been located in a qualifying rural FmHA area
5. State and local multifamily revenue bond programs
   X HCD indicates that mortgage revenue bonds for 110 affordable units were in place at the Woodview and Rolling Ridge Apartment projects. The Rolling Ridge Apartments refinanced its bonds effective January 1997, and representing a loss of 22 affordable units for the City. The Woodview Apartments is eligible for conversion, effective May 1998, but has yet to exercise its right of conversion.
6. Local in-lieu fee programs or inclusionary programs
   X jurisdiction has not had an in-lieu fee or inclusionary program
7. Developments which obtained a density bonus and direct government assistance Pursuant to Government Code Section 65916.
   X At this time, no density bonuses have been granted resulting in a commitment for affordable units.

Conversion Potential: The primary economic incentive to convert low-income units to market rate is the ability to charge higher rents. In Chino Hills, the difference between the rental rates of market rate and low-income units under the bond program is relatively minor (see Table 21).

Table 21
Comparison of rent Restricted and Market Rental Rates

Project	Rent Restricted Units		Market Rate Units	
	One Bedroom	Two Bedroom	One Bedroom	Two Bedroom
Woodview	$569	$771-$825	$750 - $880	$1,010- $1,070

Source: Woodview Apartments, Christine Estrada, Management office, May 2000.

Market rate one-bedroom units at Woodview rent between $750 - $880, and two bedroom units for $1,010- $1,070. Rent restricted units in Woodview rent for $569 for one-bedroom, and between $771- $825 for two bedroom units.

2. Cost Analysis: The 88 Woodview Apartment affordable rental units are at-risk of losing their low-income use restrictions during the time-frame of this Chino Hills Housing Element. The following discussion examines the cost of preserving the units at-risk, the costs of producing new rental housing comparable in size and rent levels to replace the units which could convert, and opportunities to replace the 22 Rolling Ridge Apartment units already converted.

Preservation Costs: Preservation of the low-income units in the Woodview Apartments can be achieved in three ways: refinance of a new mortgage bond, use of Section 8 rent subsidies, or , transfer of ownership to a nonprofit or public entity.

Refinance Mortgage Revenue Bond: The most likely option to preserve the low-income use restriction of the 88 low-income units in Woodview is to refinance the existing mortgage revenue bonds with new multifamily revenue bonds. Because the bonds are tax exempt, interest rates substantially below market can be offered for refinanced bonds. If refinanced, the Woodview Apartments would be required by the 1986 Tax Reform Act to commit the 20 percent low-income units (88 units) for the greater of 15 years or as long as the bond is outstanding. This bond financing can also be offered to the Rolling Ridge Apartments.

The costs to the property owner to refinance each bond would include the difference in interest rates on the remaining debt between the previous and the renegotiated bond packages, an issuance cost which amounts to approximately three percent of the bond (to be paid up front by the City or the County), and administrative costs. Success of the refinancing option depends on the financial incentives to owners. If bond structures allow for interest rates well below the rates on the initial mortgage, owners will have an incentive to refinance. If interest rates are not competitive, this option becomes less feasible.

In February 2000, the City of Chino Hills City Council approved issuance of multifamily revenue bonds by the California Statewide Communities Development Authority for the Strathaven Assisted Living Facility. The Strathaven facility is 76-unit assisted living, senior rental housing project owned by Shelem, Inc., a non-profit public benefit corporation, located at Butterfield Ranch Road west of the 71 freeway. The bond issues commit the facility to remain as a senior care facility as long as the bonds are outstanding. Units will be made available to senior citizens at market rates. However, the non-profit corporation does provide financial assistance to low income residents on a case-by-case basis. To assist this project, the City also processed an amendment to the Land Use Table of the Development Code to allow senior housing and congregate care facilities in the Neighborhood Commercial zone.

Currently, the City is processing an application for the Mission Apartments, a 320 unit apartment located northwest of Chino Hills Parkway and Peyton Drive (reference Figure 4, Vacant Land Inventory Map, Parcel # 21). The site consists of 13.3 acres in the high density zone, and as proposed would yield a density of 24 du/ac. The City has made an offer to assist the developer with multifamily revenue bond financing. The developer is currently considering the City's offer.

Rent Subsidy: Section 8 rent subsidies can be used as a means of providing continued affordability to very low income tenants. Under the Section 8 rent subsidy program, HUD pays owners the difference between what tenants can afford in rent payments (defined as 30 percent of household income) and what HUD and the local Housing Authority estimate to be Fair Market Rent on the unit. The Woodview Apartment project is not currently listed with the County Housing Authority as accepting Section 8 rent subsidies. Prior to conversion of its bond financing, the Rolling Ridge Apartments received Section 8 tenants.

Section 8 certificates are only available to very low income households - households earning less than 50 percent of the HUD area median income for San Bernardino County - approximately $23,700 in 2000. As presented in Table 21, the maximum rent affordable to a very low income household of four-persons is approximately $590 per month. These are the maximum monthly housing costs affordable to a Section 8 recipient with a four-person household.

As presented in Table 19, the monthly rent affordable to a low income household of four persons is $944. As presented in Table 21, above, fair market rent for a two bedroom unit in Chino Hills begins at $1,010 per month. Thus, the difference between housing costs affordable to low income four-person household and the fair market rent is $66 for a two-bedroom unit. To extend Section 8 certificates to preserve 88 Woodview Apartments at rates affordable to four-person low income households, the cost would be $5,808 per month or $69,696 per year.

The difference between housing costs affordable to a very low income four-person household and the fair market rent is $420 for a two-bedroom unit. To extend Section 8 certificates to preserve 88 Woodview Apartments at rates affordable to four-person very low income households, the cost would be $36,960 per month or $443,520 per year. To extend Section 8 certificates to regain the 22 Rolling Ridge Apartment units at rates affordable to four-person low income households, the cost would be $1,452 per month or $17,424 per year. For very low income households, the cost of committing the 22 Rolling Ridge apartments would be $9,240 per month or $110,880 per year.

Transfer Ownership: A second preservation option is the voluntary transfer of ownership of Woodview Apartments to a community-based nonprofit or government entity. By transferring the ownership to a non-profit housing organization, low-income use restrictions could be extended to the entire project, and the project will become eligible for a greater range of government assistance programs. Given the good condition and relatively young age of this project, project maintenance costs are likely to be low. In addition, no rehabilitation improvements have been identified as necessary. Transfer of ownership options would likely need to be combined with multifamily revenue bonds and/or Section 8 renter assistance subsidies to be effective.

Replacement Costs: This section analyzes the cost of constructing new low-income housing units to replace the 88 Woodview should they be converted from low-income uses, and to replace the 22 Rolling Ridge Apartments already converted. Possible developers include non-profit organizations and private development companies.

The cost of developing new housing depends upon a variety of factors such as density, size of the units (i.e., number of bedrooms), location and related land costs, and type of construction. In general, land and construction costs in Southern California are quite high. The costs provided in the Table 22, below, reflect a variety of projects, ranging in size from two to three bedrooms and in density from 20 to 30 dwelling units per acre. While the estimates are not specifically tailored to the cost of replacing units at Woodview or Rolling Ridge, they provide an "order of magnitude" reference for estimating these costs.

Table 22
Multi-Family Unit Replacement Costs

Cost Category	Per Unit Cost Range	Average
Land Costs (a)	$11,000 - $16,000/du	$13,500
Construction Costs	$54,000 - $95,000/du	$74,500
Other (Financing, Architectural, etc.)	$9,000 - $19,000/du	$14,000
TOTAL PER UNIT	$74,000 - $130,000/du	$102,000

Source: (a) Multifamily residential land costs based on estimates of $5 to $7 per square foot, provided by local developers.
(b) Construction costs assume $50 to $80 per square foot, based on estimates from "2001 Residential Construction Costs", Saylor Publications, Inc.

As indicated in Table 22, the average per unit construction cost is $102,000 translating to $8,976,000 to replace the 88 units at Woodview and $2,244,000 to replace the affordable units at Rolling Ridge. This amount would be substantially higher than the estimated 3% administrative cost associated with a multifamily revenue bonds issue, or the $66 to $420 per unit a month rental subsidy to extend Section 8 certificates, as discussed above.

3. Financial and Administrative (Organizational) Resources: Because the City of Chino Hills does not have a Redevelopment Agency and consequently does not accumulate housing set-aside funds pursuant to Community Redevelopment Law, the City must look to outside financial sources for potential acquisition, subsidy or replacement of "at-risk" units. Administrative resources must also be exercised.

Financial Resources: Due to both the high costs of developing and preserving housing and limitations on both the amount and uses of funds, a variety of funding sources may be required.

CDBG Funds: Through the Community Development Block Grant (CDBG) program, HUD provides funds to local governments for funding a wide range of community development activities, Chino Hills is a participating City in the San Bernardino Urban County CDBG program. In fiscal year 1999/2000, Chino Hills received CDBG funds in the amount of approximately $185,000. The City uses these funds for a variety of improvements in its target neighborhoods, specifically Los Serranos and Sleepy Hollow. Should the need arise to use CDBG funds for housing preservation in the future, a portion of the funds allocated to Chino Hills by the County could potentially be redirected.

HOME Funds: A major new source of federal housing funds are now available under the HOME (Home Investment Partnerships) program. A federal priority for use of these funds is preservation of the at-risk housing stock. Once Chino Hills becomes an "entitlement" jurisdiction, the City can apply to the State for an allocation of up to $1 million in HOME funds. Until that time, the City is restricted to those programs funded through the County HOME program, which is currently limited to first-time homebuyer programs. (See Program #1 for discussion regarding the City's future entitlement status.)

Multi-family Mortgage Revenue Bonds: Multi-family Mortgage Revenue Bonds, as discussed above, are used to finance construction and mortgage loans, as well as capital improvements for multi-family housing. Federal law requires 20 percent of the units in an assisted project to be reserved for lower income households, whose income does not exceed 80 percent of the median household income for the County. Additional state requirements regarding housing set-aside units are imposed on the project. Funding for this program is administered by the California Debt Limit allocation committee and has been extended indefinitely.

General Revenues: The City does not currently fund housing programs out of general revenue funds. However, it is currently using approximately $292,000 in general funds to maintain and repair roads in the Sleepy Hollow target neighborhood. The City General Fund also covers staff time dedicated to coordinating and administering assistance to the County housing programs.

Administrative Resources: An alternative to providing subsidies to existing owners to keep units available as low income housing is for public or non-profit agencies to acquire or construct housing units to replace "at-risk" units lost to conversion. Also the City can use its administrative staff to facilitate affordable housing preservation and development.

Support and Assistance to Local Nonprofit: In the wake of state and federal housing program cuts, non-profits have stepped in to become a major producer and manager of affordable housing. Nonprofit ownership ensures the future availability of purchased units as low-income housing. Several nonprofit agencies in Southern California have expressed interests in purchasing and or managing "at-risk" or replacement units in San Bernardino County. The City of Chino Hills continue to support and assist local nonprofit housing organizations. Moreover, if the owners of the at-risk housing projects are interested in selling to nonprofit organizations, the City will work with the project owner(s) and nonprofit(s) to maximize the possibility of purchase.

Development Fee Deferment: The City is considering offering deferment of processing fees to multifamily residential developers that are willing to provide 10% of their units at rents affordable to low and moderate income households for a period of 15 years. Under this program, the City is considering deferring impact fees due payable at issuance of building permit to issuance of certificate of occupancy.

Development Fee Reduction or Waiver: The City is considering offering a reduction or waiver of processing fees for new residential development and/or substantial renovations of existing houses in the Los Serranos target neighborhood. This program seeks to encourage neighborhood preservation while protecting the affordability of housing in the neighborhood.

Housing Coordinator: The City is also considering committing to designate a Housing Coordinator within its staff. The Housing Coordinator will serve in the City Community Services Department which currently handles neighborhood preservation programs and code enforcement. This person will act as a resource providing the community with information regarding fair housing; state and County housing funding programs, including Section 8 renter assistance, Mortgage Credit Certificates for first-time homeowners, and Fannie Mae Mortgage and Down-payment Assistance Programs for low and moderate income homeowners. This person would also act as a clearinghouse for developer assisted housing programs, including multifamily revenue bond financing, density bonuses and fee waivers/deferments, low income housing tax credit, HOME grants and California Housing Finance Agency low interest financing programs.

4. Quantified Objectives

It is the objective of the City and the County to retain as low income housing all 88 Woodview Apartment units eligible for conversion, and to replace the 22 Rolling Ridge units already converted. The County has expressed its commitment to preserving these at-risk units through participation in multifamily revenue bond financing and extension of its administrative resources.

III. CONSTRAINTS ON HOUSING PRODUCTION

A variety of factors add to the cost of housing in Chino Hills and constrain the provision of affordable units. These include market, governmental and infrastructure constraints. In Chino Hills, unique geologic conditions and environmental resources present additional constraints to development.

A. MARKET CONSTRAINTS

The high cost of renting or buying housing is the primary ongoing constraint to providing adequate housing in the City of Chino Hills. High construction costs, labor costs, land costs and market financing constraints all contribute to limit the availability of affordable housing.

1. Construction Costs

The single largest cost associated with building a new house is the cost of building materials, comprising between 40 to 50 percent of the sales price of a home. According to construction industry indicators, overall construction costs rose over 30 percent during the past decade, with rising energy costs a significant contributor. Typical residential construction costs range from approximately $50 to $80 per square foot[11]. As indicated in Table 22, a typical two-bedroom apartment costs around $102,000 to develop.

Lower housing costs can be achieved with the following factors: a) reduction in amenities and quality of building materials (above a minimum acceptability for health, safety, and adequate performance); b) availability of skilled construction crews who will work for less than union wages; and c) use of manufactured housing (including both mobile home and modular housing).

An additional factor related to construction costs is the number of units built at the same time. As the number of units developed increases, construction costs over the entire development are generally reduced based on economies of scale. This reduction in costs is of particular benefit when density bonuses are utilized for the provision of affordable housing.

2. Land Costs

In Chino Hills, residential land cost vary depending on the cost of grading and infrastructure associated with proposed development on the site. According to City surveys of local developers (September 2000), single-family zoned land ranges from $7 to $8 per square foot, and multifamily zoned land averages about $5 to $7 per square foot.

3. Financing

Home mortgage interest rates at the present time are relatively low. A fixed rate 30-year loan for a new home currently carries interest rates from 7 to 9 percent. Lower initial rates are available with Graduated Payment Mortgages (GPMs), Adjustable Rate Mortgages (ARMs), and Buy-Down Mortgages.

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[11] "2001 Residential Construction Costs", Saylor Publications, Inc.

Interest rates at the present time are not a constraint to affordable housing. Financing for both construction and long term mortgages is generally available in Chino Hills subject to normal underwriting standards. However, a more critical impediment to homeownership involves both the affordability of the housing stock and the ability of potential buyers to fulfill down payment requirements. Typically, conventional home loans will require 10 to 20 percent of the sale price as a down payment, which is the largest constraint to first time homebuyers. This indicates a need for flexible loan programs and a method to bridge the gap between and a potential homeowner's available funds.

Interest rates are determined by national policies and economic conditions. There is little that local governments can do to affect these rates or the terms of loan programs. Jurisdictions with housing set-aside monies pursuant to the California Community Redevelopment Law Community, can offer interest rate write-downs to extend home purchase opportunities to lower income households. However, the City of Chino Hills does not have redevelopment in place and does not have access to housing set-aside funds, making this option infeasible.

B. GOVERNMENTAL CONSTRAINTS

Housing affordability is affected by factors in both the private and public sectors. Actions by the City can have an impact on the price and availability of housing in the City. Land use controls, site improvement requirements, building codes, fees and other local programs intended to improve the overall quality of housing may have the unintended consequence of serving as a constraint to housing development.

1. Land Use Controls

The Chino Hills Development Code was adopted in 1994 and amended through February 2000. Chapter 9.20 (Residential Districts) of the Development Code was amended in December 1998 to prohibit single family development in the medium and high density residential zones. This amendment was undertaken to protect the City's multifamily sites from a growing trend by developers to construct single family homes on medium and high density zoned properties. (Refer to Appendix A for the full text of Residential Districts Chapter of the Development Code.)

As discussed above, to assist development of the 76-unit Strathaven facility, the City processed an amendment to Appendix A, Regulation of Uses by Zoning District, of the Development Code to allow residential care facilities for the elderly in the Neighborhood Commercial zone. This provides an opportunity for senior housing and congregate care facilities to be developed on other Neighborhood Commercial sites in the City.

As amended, the Development Code provides for a full range of residential types and densities as follows:

- Agricultural/Ranches (0.2 du/ac)
- Rural Residential (0.25 du/acre)
- Low Density Residential (5 du/acre)
- Medium Density Residential (12 du/acre)
- High Density Residential (25 du/acre)
- Very High Density Residential (35 du/acre)
- Planned Development (6 du/acre)

The Planned Development (PD) Zone district offers developers flexibility in the types and design of residential projects and can be applied throughout the city in all General Plan categories. Normally, the minimum parcel size for a PD is 50 acres although smaller parcels may be granted PD status as appropriate. Within a PD, setbacks, densities, building heights, and other development criteria can be tailored to fit a particular site and to meet a particular housing need, provided the overall density does not exceed the density limitations as set forth in the General Plan based on the underlying land use designation. The PD allows for clustering of units in exchange for community benefits being provided as part of the project. It also provides for smaller lots and relief from traditional zoning standards. (Refer to Table 23, Development Standards for Residential Zones.)

Table 23

City of Chino Hills Development Code
Development Standards

	Characteristic of Lot, Location, and Height						
Districts	**Maximum Height**	**Minimum Lot Size**	**Maximum Lot Coverage (Building)**	**Minimum Lot Dimensions (Width/Depth)**	**Front Yard Setback**	**Side Yard Setback**	**Rear Yard Setback**
Agriculture/Ranches	35 ft.	5.0 acres	N/A	150 ft./200 ft.	25 ft.	Collector or Larger Street–25 ft. Local–15 ft. Other-20 ft	15. ft.
Rural Residential	35 ft.	2.0 acres	10%	150 ft./150 ft.	25 ft.	Street–25 ft. Other-15 ft	15 ft.
Low Density Residential	35 ft.	7,200 sq. ft. 6,000 sq. ft. with PD	40%	50 ft minimum, 60 ft. average /100 ft.	20 ft. minimum, 22 ft. average	Collector or Larger Street–25 ft. Local Street–15 ft. All Other-7 ft. on any side, 20 ft. aggregate w/PD 5 ft. minimum, 15 ft. aggregate	15 ft.
Medium Density Residential	35 ft.	10,000 sq. ft.	55%	60 ft./100 ft.	25 ft.	Street–25 ft. All Other-10 ft	15 ft.
High Density Residential	42 ft.	20,000 sq. ft.	60%	100 ft./100 ft.	25 ft.	Street–20 ft. Other-10 ft	10 ft.
Very High Density Residential	42 ft.	20,000 sq. ft.	60%	100 ft./100 ft.	20 ft.	Street–20 ft. Other-10 ft	10 ft.

The City's Development Code contains Dependent Housing provisions to facilitate and regulate the development of dependent housing. While the Code does require a Conditional Use Permit for development of dependent housing, parking and other standards have been developed so as not to discourage the establishment of second units. For example, only one parking space for the unit is required.

Concurrent with this Housing Element, an amendment to the City Development Code is underway to allow density bonuses in all residential zones in the City; and to clarify that density bonuses of up to 25 percent will be granted for residential projects if the units are rented to low and very low income households for a period of 10 years, and a 25% density bonus and other incentives if the units are rented to low and very low income households for a period of 30 years.

Manufactured homes offer additional affordable housing opportunities to City residents. Manufactured housing units are permitted by right in any residential district comparable to a single-family dwelling.

The City's parking requirements are similar to those used by many jurisdictions. Two spaces are required for every single-family and multi-family unit. In multi-family units, guest spaces must also be provided at a ratio of one space for every four units. For single-family units, the required two spaces must be provided in a garage and/or carport. No covering requirements exist for multi-family residential developments.

The City does not have any growth control measures in place.

2. Fees and Improvements

In early 1993, the City of Chino Hills adopted a fee schedule which has been subsequently revised to reflect adjustments in development costs.

3. Development Fees

The City of Chino Hills development impact fees for both single and multifamily residential development are summarized in Table 24. These fees have been established by the City to ensure protection of the public health, safety and welfare. In addition, the Chino Valley Unified School District collects school impact fees pursuant to State law (SBA 1287). These fees are currently set at $1.93 per square foot for all new residential construction.

4. Local Processing and Permit Procedures

The evaluation and review process required by City procedures contributes to the cost of housing in that holding costs incurred by developers are ultimately manifested in the unit's selling price. The City's goal is to process subdivision tract maps within six months after a complete application is received.

The City follows a fairly straightforward procedure for processing tentative tract maps. All subdivisions go through a two-step processing procedure. First, a Planning Review Committee (PRC), comprised of City departments and agencies, reviews the tentative tract map. The Director of Community Development forwards a recommendation to the Planning Commission.

Second, the Planning Commission reviews the application. The Commission is the approving body for all residential subdivisions.

For residential projects not requiring subdivisions but consisting of multi-lot new development, the City has established in the Development Code, site plan and design review procedures. These projects are reviewed through the PRC (Planning Review Committee) process with a recommendation by the Community Development Director, then forwarded to the Planning Commission for review and approval.

Table 24

City of Chino Hills
Residential (Single and Multifamily) Development Fees

Fee Name	Timing	Fee Rate	Application
Final Review Map – Tract Map – Parcel Map	Recordation Recordation	$8000 $2500	Tract or Parcel Map
Monumentation – 20 lots or less – 20+ lots	Recordation Recordation	$150/lot $3000 + $120/lot	Tract or Parcel Map
Traffic Facilities Impact Fee	Building Permit	$221	Dwelling unit
Water Facilities Impact Fee	Building Permit	$5358	Per 1" meter
Sewer Facilities Impact Fees	Building Permit	$446	Dwelling Unit
Storm Drain Facilities Impact Fee	Building Permit	$1218	Dwelling unit
General City Facilities Impact Fee	Building Permit	$1791	Dwelling unit
Existing Facilities Impact Fee	Building Permit	$8771	Dwelling unit
Parks/Rec Quimby Fee	Building Permit Recordation	$2422 $867	Dwelling unit
Special Tax "A"	Building Permit	$2902.66	Dwelling unit
Inland Empire Utilities Agency Fee	Building Permit	50% of construction	Dwelling unit
Improvement Plan Review – roads, drainage, water & sewer	Plan Check	$2000 $4000 $4000	Dwelling unit Parcel Map Tract Map
Inspection of Public Improvements Encroachment Fees	Construction	$26	Dwelling unit
Water fees	Connection Application Advance Payment	$330 $15 $60	Per 1" meter

C. INFRASTRUCTURE CONSTRAINTS

Another factor adding to the cost of new construction is the cost of providing adequate infrastructure--major and local streets; curbs, gutters, and sidewalks; water and sewer lines; and

street lighting -- which is required to be built or installed in new development. In most cases, these improvements are dedicated to the City, which is then responsible for their maintenance. The cost of these facilities is eventually passed on to the homebuyer or property owner in the form of higher prices for new homes.

An extensive infrastructure system is already in place in the developed portions of Chino Hills. Water and sewer lines are relatively new and in good condition in the majority of the City, and can accommodate additional development proposed under the General Plan. Based on new fire standards, some areas (Los Serranos and Sleepy Hollow) have inadequate water pressure, and the City is in the process of upgrading these lines as new residential development occurs. In addition, Carbon Canyon has been unable to accommodate the sewage flow from any new development with parcels under five acres. A new sewer lift station is currently being planned by the City. Cost of this lift station will be born by the new development it will serve.

Any development occurring in the Tres Hermanos will also require sewer infrastructure, including a lift station. However, development of the permitted 350 units in Tres Hermanos represents a long term development potential, and is not anticipated to occur during this planning period.

D. GEOLOGIC AND OTHER ENVIRONMENTAL CONSTRAINTS

The Chino Hills landscape is comprised of a system of canyons, streams, floodplains, ridges and hillsides. The most prominent knolls and ridges reach elevations of 1,600 to 1,700 feet above sea level. Most of the hillsides contain slopes in excess of 25%. These hillside areas are underlain by bedrock of the Puente Formation. The rocks of this Formation are folded and dip between 10 and 20 degrees horizontal. Locally, beds of Puente Formation dip as steep as 45 to 60 degrees. The folded nature of these rocks combined with the steepness of the terrain makes Chino Hills one of the most landslide-prone areas in Southern California.

Chino Valley Independent Fire District designates most of the hillside and canyon areas as potential fire hazard areas. In these areas, the Fire District requires extensive fuel modification zones and increased building separations to reduce fire hazards.

Areas of environmental sensitivity are found throughout Chino Hills, but most notably in the canyon and hillside areas. These areas contain coastal sage scrub habitat. Federally and State listed endangered and threatened species have been sited in numerous areas of the City. State of California Department of Fish and Game and United States Department of Fish and Wildlife are currently working on a habitat conservation plan that will comprise much of Chino Hills.

Chino Hills State Park, situated in the southern portion of the City, requires a transitional buffer zone between urbanized areas and the Park.

These geologic and environmental constraints result in lower housing yields. The available development sites in the City are mostly located in the hillside and canyon areas (refer to Figure 4, Vacant Land Inventory Map). Development of the hillside site is more costly and proceeds slowly compared to development in more level areas of the City and surrounding communities.

IV. HOUSING ASSESSMENT SUMMARY

Housing Element law requires cities to meet both local and regional housing needs. Chino Hill's local housing needs are discussed in Sections II and III above, and summarized below. Chino Hill's regional housing needs are established by the Southern California Association of Governments (SCAG), and are summarized below.
The Housing Plan, presented in Section VI which follows, will establish specific policies and programs to address these identified housing needs.

A. LOCAL HOUSING ASSESSMENT

Local housing needs, as discussed in Section II, have been identified based on Census data, City Neighborhood Services Division Surveys, and information obtained from San Bernardino County Housing Authority. Based on this information, areas of local housing needs in Chino Hills include:

- Housing availability and affordability for elderly households
- Housing affordability for very low income households
- Housing rehabilitation in the Los Serranos and Sleepy Hollow neighborhoods
- Retention of the 88 affordable Woodview Apartment at-risk units
- Replacement of the 22 affordable Rolling Ridge Apartment units
- Infrastructure costs particularly in target neighborhoods
- Reduction in achievable housing densities due to environmental constraints.

B. REGIONAL HOUSING ASSESSMENT

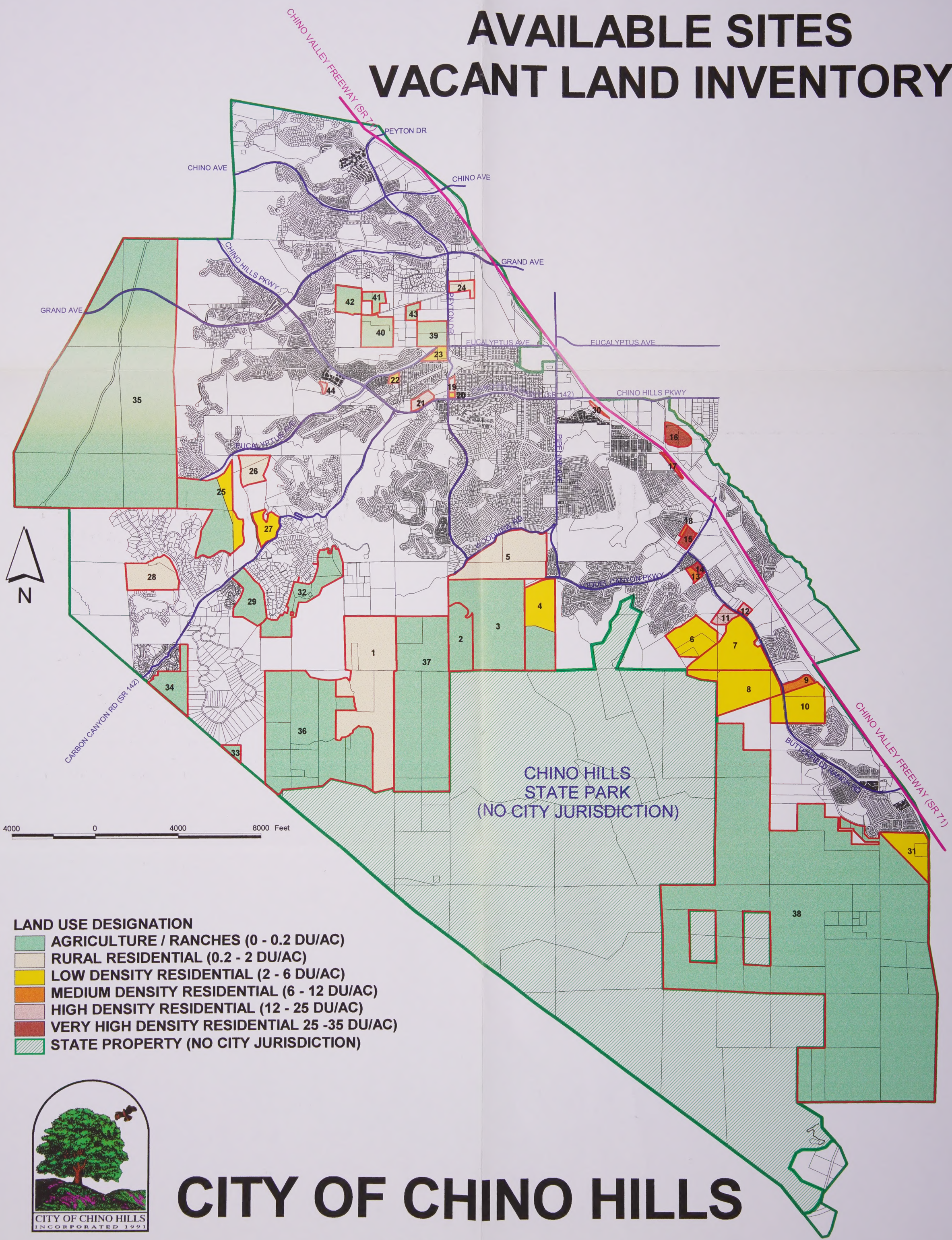
State law requires jurisdictions to provide for their share of regional housing needs. As part of the Regional Housing Needs Assessment (RHNA), the Southern California Association of Governments (SCAG) determines the five year housing growth needs by income category for cities within its jurisdiction, which includes the City of Chino Hills. RHNA determinations for the City of Chino Hills during this planning period through 2005 are presented in Table 25. These determinations represent a partial reduction in the housing "need" based on the City's Appeal (see Appendix D) of the initial draft RHNA. The City filed an appeal with SCAG and requested a reduction from 755 to 391 homes per year. The adopted RHNA determinations for Chino Hills reflect a partial reduction to 507 homes per year. Based on Housing Affordability information discussed in Section II, the greatest challenge to the City will be in meeting the 596 very low income housing unit regional need.

Table 25 - City of Chino Hills
RHNA New Housing Construction Needs by Income Group

Income Category	Housing Unit Construction Need by Income Group 5-Year Planning Period through 2005	Housing Unit Construction Need by Income Group Annual Need through 2005	Percent of Need by Income Group
Very Low (0-50% County median income)	596	119	15.66%
Low (50-8-% County median income)	418	84	10.99%
Moderate (80-120% County median income)	633	127	16.64%
Above Moderate (over 120% County median income)	2158	432	56.71%
Total Housing Unit Construction Need	3805	761	100.00%

Source: SCAG Adopted Regional Housing Needs Determinations (November 4, 2000)

AVAILABLE SITES
VACANT LAND INVENTORY



CITY OF CHINO HILLS
INCORPORATED 1991

CITY OF CHINO HILLS

NOVEMBER, 2000

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V. HOUSING OPPORTUNITIES

This section of the Housing Element evaluates the potential additional residential development that could occur in Chino Hills under pursuant to the General Plan and zoning. Opportunities for energy conservation in residential development are reviewed. This section also identifies the financial resources available to support the provision of affordable housing in the community.

A. AVAILABILITY OF SITES FOR HOUSING

The City's General Plan and zoning provides for an estimated 25,400 dwelling units to be constructed within Chino Hills. Of these dwelling units, 20,353, approximately 80%, have already been built. Approximately 5,047 dwelling units remain to be constructed pursuant to the General Plan.

Table 26 quantifies remaining vacant acreage under each land use category, potential residential growth under each land use category, the number of units currently approved or proposed under each land use category, and the difference between potential residential growth and actual approved or proposed units in each land use category. As indicated in the Table, every remaining parcel of land in the City has an approved development plan, or has a development proposal currently being processed or on file at the City. The number of approved units is less than the maximums established by the General Plan. This difference is largely due to the geologic and other environmental constraints affecting development yields in the City's hillside and canyon areas, which are generally designated for low and very low density residential development. The medium, high and very high density sites are generally designated for the least environmentally constrained parcels in the City. Consequently, development proposals in the medium, high and very high density areas are generally closer to the maximum established by the General Plan.

There are approximately 9,016 acres of vacant residential land remaining in the City. These acres are expected to result in 3,093 single family residential units, 282 medium density units, 717 high density units and 955 very high density units. Figure 5 provides a general Citywide overview of available residential sites.

Approximately 77% of this acreage is designated Agricultural/Ranches to reflect the presence of existing agriculture and cattle grazing activities, and topographical, geologic and biological constraints. Areas designated as Agriculture/Ranches represent long term development opportunities, and will not have the necessary infrastructure in place to develop during the timeframe of this Housing Element. Therefore, these area have not been anticipated to develop during this planning period. All other residentially designated vacant land is available for development within the current planning period.

Twenty-nine of the vacant residential acres are designated by the General Plan for medium density development of up to 12 dwelling units per acre. Due to topographic, geologic and biological constraints, maximum yield on the medium density sites is expected to be 282 dwelling units, an average of 9.8 dwelling units per acre.

Sixty-eight of the vacant residential acres are designated by the General Plan for multi-family development. Of the multi-family designated acres, about half are designated High Density and the other half are designated Very High Density. Combined, these multi-family land use classifications can accommodate a net increase in 1,672 multi-family units.

The Land Use Policy Map designates three sites for Very High Density Residential at densities up to 35 du/acre. Current development proposals on these site would provide for 955 additional units, an average of 28.37 dwelling units per acre. These sites are located adjacent to shopping and employment centers, and are intended for affordable rental and ownership units. An additional four sites can be developed at densities up to 25 units/acre under the High Density land use designation. Current proposal for these High Density sites yield 717 units, an average of 21.15 dwelling units per acre. As discussed above, buildable densities on the multifamily sites are expected to be generally less constrained by topographic, geologic and biological constraints than are the low density sites in the City. With available density bonuses, development potential of these sites are permitted to increase by 25%.

Table 26
City of Chino Hills
Vacant Residential Land Inventory

Map #	ZONING	DENSITY	ACRES	ALLOWED DU's (PURSUANT TO GENERAL PLAN AND DEVELOPMENT CODE PROVISIONS)	APPROVED DU's (PURSUANT TO ACTUAL DEVELOPMENT PROPOSALS)	DIFFERENCE ALLOWED DU's vs. APPROVED DU's
1	RR	Low	403	523	190	333
2	AR	Low	82.64	16	16	0
3	AR	Low	299	59	59	0
4	AR/LDR	Low	50	334	125	209
5	RR	Low	183.71	257	280	-23
6	LDR	Low	792	3088	247	2841
7	LDR	Low	137.6	536	322	214
8	LDR	Low	120.9	471	310	161
9	MDR	Medium	15.9	171	175	-4
10	LDR	Low	75.2	293	230	63
11	HDR	High	13.4	301	216	-85
12	HDR	High	5.41	121	124	-3
13	MDR	Medium	6.5	54	54	0
14	VHDR	High	5.7	179	15	164
15	VHDR	High	10.96	345	345	0
16	VHDR	High	17	595	595	0
17	MDR	Medium	4.19	35	35	0
18	MDR	Medium	2.2	18	18	0
19	RR	Low	6.68	13	13	0
20	LDR	Low	1.62	6	6	0
21	HDR	High	9.98	250	240	-10
22	LDR	Low	5.12	19	16	3
23	LDR	Low	14.86	57	57	0
24	RR	Low	14.85	19	19	0
25	AR/LDR	Low	192	184	128	56
26	RR	Low	27.35	35	35	0
27	LDR	Low	33.8	131	62	69
28	RR	Low	82.61	107	107	0
29	AR	Low	65.5	13	13	0
30	HDR	High	2.52	56	56	0

Map #	ZONING	DENSITY	ACRES	ALLOWED DU's (PURSUANT TO GENERAL PLAN AND DEVELOPMENT CODE PROVISIONS)	APPROVED DU's (PURSUANT TO ACTUAL DEVELOPMENT PROPOSALS)	DIFFERENCE ALLOWED DU's vs. APPROVED DU's
31	LDR	Low	33	128	128	0
32	AR	Low	107.88	21	21	0
33	AR	Low	10.03	2	2	0
34	AR	Low	146	29	29	0
35	AR	Low	1750	350	350	0
36	AR	Low	566	113	113	0
37	AR	Low	512	102	102	0
38	AR	Low	3041	82	82	0
39	AR	Low	43.06	8	8	0
40	AR	Low	56.36	11	11	0
41	AR	Low	17.65	3	3	0
42	AR	Low	36.8	7	7	0
43	AR	Low	11.36	2	2	0
44	HDR	High	2.6	81	81	0
TOTAL			**9015.94**	**9225**	**5047**	**3988**
TOTAL VERY LOW DENSITY (AR AND RR)			**7705.48**	**2290**	**1715**	**575**
TOTAL LOW DENSITY (LDR)			**1214.1**	**4729**	**1378**	**3351**
TOTAL MEDIUM DENSITY			**28.79**	**278**	**282**	**4**
TOTAL HIGH DENSITY			**33.91**	**809**	**717**	**-98**
TOTAL VERY HIGH DENSITY			**33.66**	**1119**	**955**	**164**

1. Comparison of Available Sites with RHNA

As indicated in Table 25, above, the regional new housing construction need (RHNA) for Chino Hills is 3,805 dwelling units, ranging in affordability from households from very low income to above moderate income. As indicated in Table 26, above, the City's available sites for new construction is 5,052 dwelling units, ranging from low density estates to very high density apartments and condominiums. The City has sufficient available sites to meet the overall RHNA need during this planning period. The more important issue, however, is whether the City has adequate sites for the provision of units for very low, low and moderate income households.

The State of California Department of Housing and Community Development (HCD) uses the following general affordability and development density guidelines for urban areas to evaluate the adequacy of available sites to fulfill a city's share of regional housing needs:

- Very Low Income – 25 du/ac
- Low Income – 18 du/ac
- Moderate Income – 8 du/ac

As discussed in Section III.B., above, the City Development Code provides density ranges that clearly exceed the HCD guidelines. Densities under the City Development Code by housing type are as follows:

- Very High Density Residential (Apartment or Condominium) – 35 du/acre
- High Density Residential (Apartment or Condominium) – 25 du/acre
- Medium Density Residential (Townhome) – 12 du/acre

With density bonuses of up to 25% as provided by state law and the City Development Code, the following densities could be achieved:

- Very High Density Residential (Apartment or Condominium) – 44 du/acre
- High Density Residential (Apartment or Condominium) – 31 du/acre
- Medium Density Residential (Townhome) – 15 du/acre

The City of Chino Hills clearly has sufficient available residential sites to meet the RHNA needs housing units affordable to the very low, low and moderate income households. (Refer to Table 27.) The very low income housing needs will be met through residential development in both the very high and high density categories. The low income housing needs will be met through residential development in the high density category.

Moderate income housing needs will be met through residential development in the high, medium and low density categories. Moderate income households at 80-90% of the County median will find available housing options in apartments and condominiums to be developed on the high density sites. Those moderate income households at 90%-100% of the County median will find available housing options in condominiums and townhomes developed on the low and medium density sites; and those moderate income households at 100%-120% of the County median will find available housing options in condominiums and townhomes developed on medium density sites, and in the reduced lot single family attached and detached dwellings developed through Planned Development Plans on the low density sites.
In Table 27, below, available residential sites in the City are compared to RHNA new construction needs by income group. As the Table illustrates, the 596 RHNA housing unit need for very low income households will be met through 955 available very high density units, leaving approximately 359 very high density development units to accommodate low income housing needs. The City will encourage development of residential densities over 25 du/ac in the very high density sites.

The 418 RHNA housing unit need for low income households will be met through the remaining 359 very high density units and the 717 available high density units, leaving approximately 658 high density units to accommodate RHNA moderate income housing needs. The 633 RHNA housing unit need for moderate income households will be met through remaining high density units and the 282 medium density units, leaving approximately 25 high density units and 282 medium density units to accommodate future housing needs. The 2,158 RHNA housing unit need for above moderate income households will be met through the 1,378 low and 1,715 very low density sites, leaving 935 very low density sites to accommodate future needs. The City anticipates that the balance of the very low density sites will develop during future planning periods.

Table 27
City of Chino Hills

RHNA Construction Needs by Number of Dwelling Units Per Available Residential Sites

Income Category	RHNA Housing Unit Construction Need by Income Group 5-Year Planning Period through 2005	Number of Dwelling Units per Available Residential Sites	Difference Number of Dwelling Units per Available Sites vs. RHNA Construction Needs
Very Low (0-50% County median income)	596	955 very high density dwelling units; 717 high density dwelling units	359 very high density dwelling units; 717 high density dwelling units
Low (50-80% County median income)	418	359 very high density dwelling units; 717 high density dwelling units	658 high density dwelling units
Moderate (80-120% County median income)	633	658 high density dwelling units; 282 medium density dwelling units	25 high density units; 282 medium density units
Above Moderate (over 120% County median income)	2158	1,378 low density dwelling units; 1,715 very low density dwelling units	935 very low density dwelling units
Total Housing Unit Construction Need	**3805**	**3805**	**944 very low density dwelling units;** **7 medium density units;** **296 very high density dwelling units**

2. Availability of Public Services and Facilities

Public facilities are generally available to facilitate development in the already developed portions of Chino Hills. Water and sewer lines are relatively new and in good condition in the

majority of the City, and can accommodate additional development proposed under the General Plan. A new sewer lift station is currently being planned by the City to accommodated future development in the Carbon Canyon area. Development in the Tres Hermanos will require sewer infrastructure, including a lift station. There are no plans for improvements in the Tres Hermanos area at this time, and the City does not anticipate this area to develop during this planning period.

B. OPPORTUNITIES FOR ENERGY CONSERVATION

Under current law, this Chino Hills Housing Element must include the following:

> Analysis of opportunities for energy conservation with respect to residential development. Government Code Section 65583(a)(7).

The Legislature in 1974 created the California Energy Commission to deal with the issue of energy conservation. The Commission in 1977 adopted conservation standards for new buildings. The Legislature directed the Commission to periodically improve the standards to account for state-of-the-art energy efficient building design. The Commission has adopted revised energy standards for new residential buildings. The revised energy conservation standards for new residential buildings have been placed in Title 24 of the California Administrative code. The new standards apply to all new residential buildings (and additions to residential buildings) except hotels, motels, and buildings with four or more habitable stores and hotels. The regulations specify energy saving design for walls, ceilings and floor installations, as well as heating and cooling equipment and systems, gas cooling devices, conservation standards and the use of nondepleting energy sources, such as solar energy or wind power.

In relation to new residential development, and especially affordable housing, construction of an energy efficient building does add to the original production costs of ownership and rental housing. Over time, however, the housing with energy conservation features should have reduced occupancy costs because the consumption of fuel and electricity is decreased. This means the monthly housing costs may be equal to or less than what they otherwise would have been if no energy conservation devices were incorporated in the new residential buildings. Reduced energy consumption in new residential structures is one way of achieving affordable housing costs when those costs are measured in monthly carrying costs as contrasted to original sales price or production costs.

The Chino Hills Conservation Element contains the following policies to promote energy conservation:

- Encourage innovative site planning and building designs which minimize energy consumption by taking advantage of sun and shade patterns, prevailing winds, landscaping, and building materials.

- Encourage new development and existing structures to install energy saving features beyond those required under State Title 24 energy regulations.

Strategies the City can undertake to implement these policies include:

- Locating the structure on the northern portion of the sunniest area on the site.

- Designing the structure to admit the maximum amount of sunlight into the building and to reduce exposure to extreme weather conditions.

- Locating indoor areas of maximum usage along the south face of the building and placing corridors, closets, laundry rooms, power core, and garages along the north face to the building to serve as a buffer between heated spaces the colder north face.

- Making the main entrance a small, enclosed space that creates an air lock between the building and its exterior; orienting the entrance away from prevailing winds; or using a windbreak to reduce the wind velocity against the entrance.

- Locating window openings to the south and keeping east, west and north windows small, recessed, and double-glazed.

These and any other potential state-of-the-art opportunities could be evaluated within the context of environmental impact reports and/or site plan review. Feasible site planning and/or building design energy conservation opportunities then could be incorporated into the project design.

C. Financial Resources

There are a variety of potential funding sources available to support affordable housing in the City of Chino Hills. They include the following:

1. HOME Funds

The Home Investment Partnership (HOME) Program is a federal program, created as a result of the National Housing Affordability Act of 1990. Under HOME, HUD awards funds to localities on the basis of a formula which takes into account tightness of the local housing market, inadequate housing, poverty and housing production costs. Localities must match HOME funds with 25% of funds from non-federal sources.

HOME funding is provided to jurisdictions to assist either rental housing or home ownership through acquisition, construction, reconstruction, and/or rehabilitation of affordable housing. Also possible is tenant based rental assistance, property acquisition, site improvements, and other expenses related to the provision of affordable housing and for projects that serve a group identified as having a special need related to housing.

2. Community Development Block Grant Program (CBDG)

Through the federal CBDG program, HUD provides funds to local governments for funding a range of community development activities. CBDG grants are awarded to the City on a formula basis for housing activities, including acquisition, rehabilitation, home buyer assistance, economic development, homeless services and public services. CBDG funds are subject to certain restrictions and cannot be used for new construction of housing. CBDG grants benefit primarily persons/households with incomes not exceeding 80 percent of the County Median Family Income.

3. Section 108 Program

Section 108 is the loan guarantee provision of the CBDG program. This provision provides communities with a source of financing for a variety of housing and economic development activities. All rules and requirements of the CBDG program apply, and therefore all projects and activities must principally benefit low and moderate income persons, aid in the elimination or prevention of blight, or meet urgent needs of the community.

Monies received per the Section 108 loan guarantee program are limited to not more than 5 times the applicant's most recently approved CBDG amount, less prior Section 108 commitments. Activities eligible for these funds include: economic development activities eligible under CBDG; acquisition of real property; rehabilitation of publicly owned property; housing rehabilitation eligible under CBDG; construction, reconstruction or installation of public facilities; related relocation, clearance or installation of public facilities; payment of interest on the guaranteed loan and issuance costs of public offerings; debt service reserves; and public works and site improvements.

Section 108 loans are secured and repaid by pledges of future and current CBDG funds. Additional security requirements may also be imposed on a case by case basis.

4. Section 8 Rental Assistance Payments/Housing Certificates

The federal Section 8 program provides rental assistance to low- and moderate-income families, elderly, and disabled persons who spend more than 50 percent of their monthly income on rent. The subsidy represents the difference between the excess of 50 percent of the recipients' monthly income and the federally approved fair market rents (FMR). In general, the FMR for an area is the amount that would be needed to rent privately owned, decent, safe and sanitary rental housing. Section 8 assistance is available in the following forms:

- *Section 8 Existing Housing Certificate Program*. Under the certificate program, the landowner enters into a contract with the San Bernardino County Housing Authority which establishes limits for the rent which will be subsidized for the Very Low income unit to the Fair Market Rent. Eligible tenants must pay the highest of either 30 percent of adjusted income, 10 percent of gross income, or the portion of welfare assistance designated for housing. Housing subsidized through this program must meet standards of safety and sanitation established by HUD.

- *Section 8 Existing Housing Voucher Program* - This program is similar to the Certificate Program, however, rent for the units are not restricted. The tenant instead must pay the difference between the Fair Market Rent standard and the actual rent.

The San Bernardino County Housing Authority manages approximately 107 Section 8 units in the cities of Chino Hills and Chino combined.

5. Section 202/811 Housing for Elderly or Handicapped Housing

Under this federally administered program, direct loans are made to eligible, private nonprofit organization and consumer operative sponsors to finance development of rental or cooperative housing facilities for occupancy by elderly or handicapped persons. The interest rates on such loans are determined annually. Section 8 funds are made available for all of the Section 202 units for the elderly. Rental assistance for 100 percent of the units for handicapped persons has

also recently been made available. Section 811 can be used to develop group homes, independent living facilities, and intermediate care facilities.

Private, nonprofit sponsors may qualify for Section 202 no interest capital financing loans. Households of one or more persons, the head of which is at least 62 years old or is a qualified non-elderly handicapped person between the ages of 18 and 62, are eligible to live in these units. There are currently no Section 202 projects in the City. The City of Ontario should encourage non-profit sponsors to make application for HUD Section 202 allocations for construction of rental housing for seniors and the handicapped and take all actions necessary to expedite processing and approval of such projects.

6. California Housing Finance Agency (CHFA)

CHFA is a state of California administered program that provides below market interest rate mortgage capital through the sale of tax-exempt notes and bonds. CHFA sells tax-exempt Mortgage Revenue Bonds to provide below market rate financing through approved private lenders to first-time homebuyers for the purchase of new or existing homes. The program operates through participating lenders who originate loans for CHFA purchase.

CHFA assists nonprofit housing development corporations that acquire land, provide building plans, and package loans for self-help housing. Families, under the supervision of nonprofit corporations, provide the majority of the construction labor. CHFA makes commitments to self-help corporations for low-interest mortgages and provides credit enhancements to lenders who provide construction financing and preferential interest rates.

CHFA also operates a Multi-family Rental Housing Mortgage Loan Program. This program finances the construction or substantial rehabilitation of projects containing 20 or more units. 20 percent of the units in a project must be set aside for low income tenants at affordable rents for the greater of 15 years or as long as the mortgage is outstanding.

A new program of CHFA is the HELP Program. This program provides low interest loan assistance to local governments to assist in the provision of affordable housing. Terms of the low interest loans are 3% simple interest per annum for up to ten years, with a maximum loan amount of $2,000,000 per project.

7. Low Income Housing Tax Credit (LIHTC) Program

This State program provides for federal tax credits for private developers and investors which agree to set aside all or a portion of their units for low income households and the elderly for no less than 15 years. A minimum of 20 percent of the units must be made available to families whose income is less than 50 percent of the County median income or 40 percent of the units must be made available to families whose income is up to 80 percent of the median.

Developers and investors must apply for an allocation of housing units from the State Allocation Committee, administered by the Tax Credit Allocation Committee. While the program is beneficial in adding low income housing units to the local housing stock, the statewide allocations are limited under this program and the application process is expensive for the developer. In addition, single resident and elderly rental projects are not competitive based on the State's selection criteria. The Redevelopment Agency will remain informed about this program and will make the benefits of this program known to developers and investors upon inquiry, potentially for multi-family projects which cater to larger families.

8. Multi-family Mortgage Revenue Bonds

Multi-family Mortgage Revenue Bonds, as discussed above, are used to finance construction and mortgage loans, as well as capital improvements for multi-family housing. Federal law requires 20 percent of the units in an assisted project to be reserved for lower income households, whose income does not exceed 80 percent of the median household income for the County. Additional state requirements regarding housing set-aside units are imposed on the project. Funding for this program is administered by the California Debt Limit allocation committee and has been extended indefinitely.

9. Housing Action Resource Trust

Housing Action Resource Trust (HART) is a California 501 (c) (3) nonprofit housing development corporation that provides assistance to prospective homebuyers, including pre-purchase education and counseling, assistance in obtaining first mortgage financing, training in home repairs, and down payment assistance in the form of a grant to first time low and moderate income homebuyers.

10. Senior Home Repair Program

This program is administered through the County of San Bernardino and is available for residents of San Bernardino County and cooperating cities. The purpose of the program is to provide eligible senior homeowners with a one-time grant in the form of labor and material to correct code violations and/or health and safety problems.

VI. HOUSING PLAN

Chapters II to V establish the housing needs, opportunities, and constraints in Chino Hills. The Housing Plan evaluates the accomplishments of the last adopted housing element, and then presents the City's five-year Housing Plan. The Plan sets forth the goals, policies, and programs to address Chino Hills' identified housing needs.

A. REVIEW OF HOUSING ELEMENT PERFORMANCE TO DATE

State Housing Element law requires communities to assess the achievements under adopted housing programs as part of the five year update to their housing elements. These results should be quantified where possible, but may be qualitative where necessary. These results need to be compared with what was projected or planned in the previous element. Where significant shortfalls exist between what was planned or what was achieved, the reasons for such difference must be discussed.

1. Progress toward Implementing the 1994 Housing Element Programs

The 1994 Chino Hills Housing Element established programs to address the following primary housing goals:

- Conserving & improving existing affordable housing
- Provision of adequate housing sites
- Assist in development of affordable housing
- Provide housing services.

Since adoption of the 1994 Housing Element, the City has established a Community Services Department and has created a Neighborhood Services Division within that Department. The Neighborhood Services Division has been instrumental in helping to achieve many of the housing element goals. Through the joint efforts of the City Community Development and Community Services Departments, the City has completed or is continuing to implement policies and programs to meet its goals. The City's accomplishments are summarized in Table 28 below:

Table 28
City of Chino Hills
Progress toward Implementing the 1994 Housing Element Programs

HOUSING PROGRAM	PROGRAM OBJECTIVE	PROGRAM ACTION	RESPONSIBLE AGENCY	PROGRAM ACCOMPLISHMENTS
CONSERVING & IMPROVING EXISTING AFFORDABLE HOUSING				
Housing Rehabilitation Program	Provide rehabilitation assistance to ensure maintenance of the older housing stock.	Assist in publicizing County rehabilitation program to achieve improvement to 50 owner and 10 renter units. Pursue entitlement status.	Community Services Department	Program Ongoing
Code Enforcement	Bring substandard units into compliance with City codes.	Expand program to inform property owners of available rehabilitation assistance to correct code violations.	Community Services Department	Program Ongoing. The City Code Enforcement Program has resulted in a decrease of substandard units from 350 units in 1993 to 60 in 2000.
Condominium Conversion Ordinance	Regulate conversion of rental housing to condominium ownership and ensure rights of existing tenants.	Adopt a local condominium conversion ordinance. Provide tenants information on available assistance to purchase units.	Community Development Department	Completed 1994
Mobilehome Park Program	Preserve the City's mobilehome parks.	Ensure adequate notice of pending Mobilehome conversions and meet with park tenants if the project becomes at-risk to conversion.	Community Services Department	Ongoing. To date, all 615 of the City's mobile home park units have been maintained.
Section 8 Rental Assistance Program/Housing Vouchers	Extend rental subsidies to lower income families and elderly.	Advertise in local papers the opportunity for owners to list rental units with the Housing Authority.	Community Services Department; County Housing Authority	Ongoing. Currently 107 families currently receiving Section 8 Assistance in the cities of Chino Hills and Chino combined.
Conservation of Existing and Future Affordable Units	Provide for continued affordability of the City's lower income housing stock.	Work with the County to preserve 88 affordable units in Woodview Apartments	Community Development Department	Ongoing. The City has made a commitment to participate in mortgage revenue bond financing programs that can both conserve existing affordable units and establish new affordable units.

Table 28 (continued)
City of Chino Hills
Progress toward Implementing the 1994 Housing Element Programs

HOUSING PROGRAM	PROGRAM OBJECTIVE	PROGRAM ACTION	RESPONSIBLE AGENCY	PROGRAM ACCOMPLISHMENTS
PROVISION OF ADEQUATE HOUSING SITES				
Land Use Element	Provide a range of residential development opportunities through appropriate land use designations.	Maintain an up-to-date inventory of sites suitable for residential development. Accommodate the City's share of regional housing needs.	Community Development Department	Ongoing. The City updates its inventory of available residential sites through its GIS system. current inventory of available sites is provided in Figure 5.
ASSIST IN DEVELOPMENT OF AFFORDABLE HOUSING				
Density Bonus/Affordable Housing Ordinance	Provide affordable units as part of market-rate projects.	Adopt a Density Bonus/Affordable Housing Ordinance to implement State Law and specify regulatory concessions.	Community Development Department	In process, a density bonus ordinance consistent with State law is being prepared and processed concurrent with this Housing Element
Affordable Housing	Increase the supply of affordable housing.	Encourage developers to take advantage of affordable housing financing through advertising program availability, and conduct an informational workshop.	Community Development Department	The City has approved issuance of mortgage revenue bonds by the California Statewide Communities Development Authority for the Strathaven Assisted Living Facility, a 76-unit assisted living, senior rental housing project owned by a non-profit public benefit corporation. The City has an outstanding offer to assist the pending 300 unit Mission Apartment project with multifamily revenue bond financing.

Table 28 (continued)
City of Chino Hills
Progress toward Implementing the 1994 Housing Element Programs

HOUSING PROGRAM	PROGRAM OBJECTIVE	PROGRAM ACTION	RESPONSIBLE AGENCY	PROGRAM ACCOMPLISHMENTS
ASSIST IN DEVELOPMENT OF AFFORDABLE HOUSING (CONTINUED)				
Development Code	Continue to allow a variety of housing types.	Implement the Development Code.	Community Development Department	Chapter 9.20 of the Development Code was amended in December 1998 to prohibit single family development in the medium and high density residential zones. This amendment was undertaken to protect the City's multifamily sites from a growing trend by developers to construct single family homes on medium and high density zoned properties. In February of 2000, the City processed an amendment to the Land Use Table of the Development Code to allow residential care facilities for the elderly in the Neighborhood Commercial zone.
Expedited Project Review	Provide fast track permit processing for projects with an affordable component.	Adopt a Density Bonus/Affordable Housing Ordinance.	Community Development Department	In process
Development Fees	Reduce fees for affordable housing projects, and low income neighborhoods	Adopt a Density Bonus/Affordable Housing Ordinance.	Community Development Department	In process

Table 28 (continued)
City of Chino Hills
Progress toward Implementing the 1994 Housing Element Programs

HOUSING PROGRAM	PROGRAM OBJECTIVE	PROGRAM ACTION	RESPONSIBLE AGENCY	PROGRAM ACCOMPLISHMENTS
PROVIDE HOUSING SERVICES				
Services for the Elderly	Increase awareness of services available to senior households.	Contact social service providers to pursue home-sharing and other programs.	Community Services Department	Ongoing. The City has operates the "SAAVY – Seniors Assisted By Visiting Volunteers and Youth" program. The SAVVY program provides services to seniors so that they can stay in the community and continue to live independently. The City also assisted with the development of the 76 unit Strathaven Assisted Living Facility, by modifying the Neighborhood Commercial zone to allow senior housing and congregate care, and by approving a bond issue to provide financing.
Support Services for the Homeless	Provide support services for the homeless.	Coordinate with existing social service providers and San Bernardino County Homeless Coalition.	Community Services Department	Ongoing
Child Care Services	Provide additional child care services.	Expand parks and recreation after school programs and evaluate approaches to foster private developers to provide childcare facilities.	Community Services Department; Community Development Department	The City has processed 9 childcare business licenses and 17 childcare home occupation permits
Fair Housing	Further fair housing practices in the community.	Provide informational brochures at the public counter and library, and place advertisements in local periodicals.	Community Services Department	Ongoing

2. Progress toward Meeting 1994 Housing Element RHNA Objectives

Between 1993 and 2000, a total of 4,121 dwelling units have been developed in the City. The units consisted 476 multifamily units and 3,645 single family units. As indicated in Table 29, the multifamily units provided housing opportunities for low and very low income households, and the single family units, consisting of both attached and detached units, provided housing

opportunities for moderate and above moderate income households. There were ample housing units constructed to meet the 1994 RHNA Housing Element objectives.

As discussed in Section III.C.4, above, there is a wide range of housing choices in Chino Hills available to households in the low, moderate and above moderate income ranges. However, the very low income households in Chino Hills appear to be priced out of both the for-sale and rental market. During this current planning period, the City will endeavor to increase housing affordability for the very low income households by expanding opportunities to offer developers multifamily revenue bond financing and density bonuses.

Table 29
City of Chino Hills

1994 Housing Element RHNA Objectives

and Units Constructed during 1993-2000 Period Sites

Income Category	1994 Housing Element RHNA Objectives by Number of Dwelling Units	Dwelling Unit Constructed during 1993-2000 by Density	Difference Dwelling Units Constructed vs. 1994 RHNA Objectives
Very Low (0-50% County median income)	231	Met through construction of 476 multifamily dwelling units	Multifamily construction exceeded very low and low income construction need by 23 units
Low (50-80% County median income)	222		
Moderate (80-120% County median income)	368	Met through construction of 3,645 single family dwelling units	Single family attached and detached construction exceeded moderate and above moderate income construction need by 1,898 units
Above Moderate (over 120% County median income)	1,379		
Total Housing Unit Construction Need	2200	4,121	1,921

3. Summary of Housing Accomplishments

Tables 28 and 29 above present the City's accomplishments in meeting the goals of its 1994 Housing Element. These accomplishments are summarized and expanded below:

- Creation of a Community Services Department and Neighborhood Services Division to assist with senior services, and child care and recreation, neighborhood improvement and code enforcement.

- Adoption of a Condominium Conversion Ordiance regulating conversion of rental housing to condominiums.
- Removal of Architectural Barriers in City parks ($62,306 in CDBG funds expended)
- Water pressure improvements in Western Hills Mobile Home Park ($53,800 in CDBG funds expended)
- Miscellaneous street, curb, and sidewalk repairs in the Los Serranos target neighorhood ($436,000 in CDBG funds expended)
- Sleepy Hollow Road Maintenance and Repair ($291,603 in City General funds expended)
- Sleepy Hollow Community Center (five-year commitment of CDBG funds)
- Through code enforcement and neighborhood improvement programs, decrease the number of substandard units from 350 units in 1993 to 60 in 2000.
- Adoption of a density bonus ordinance consistent with State law
- Approval of mortgage revenue bonds by the California Statewide Communities Development Authority for the Strathaven Assisted Living Facility, a 76-unit assisted living, senior rental housing project owned by a non-profit public benefit corporation.
- Offer of multifamily revenue bond financing assistance to the pending 300 unit Mission Apartment project.
- Amendment to Chapter 20 of the Development Code to prohibit single family development in the medium and high density resdiential zones to protect the City's multifamily sites from a growing trend by developers to construct single family homes on medium and high density zoned properties.
- Amendment to the Land Use Table of the Development Code to allow senior housing and congregate care facilities in the Neighborhood Commercial zone.
- Operation of the "SAAVY – Seniors Assisted By Visiting Volunteers and Youth" program that provides services to seniors so that they can stay in the community and continue to live independently
- Construction of 4,121 dwelling units between 1993-2000, consisting of 476 multifamily units and 3,645 single family units, and meeting the 1994 RHNA Housing Element objectives.

B. GOALS AND POLICIES

This section of the Housing Element contains the goals and policies the City of Chino Hills intends to implement to address housing-related issues. The following issue areas have been identified through the housing needs assessment (Section II-V, above), and are addressed by the goals and policies of the Element:

- Provision of a broad range of housing types to meet the needs of existing and future residents
- Maintenance and preservation of the existing housing stock
- Development of housing that is sensitive to environmental issues
- Provision of housing-related services for special needs groups, specifically elderly households
- Promote equal housing opportunity.

Each issue area and the supporting goals and policies are described below:

ISSUE 1: PROVISION OF HOUSING

GOAL 1: PROVIDE A RANGE OF HOUSING TYPES WHILE MAINTAINING THE CITY'S OVERALL LOW DENSITY CHARACTER.

Objective 1.1: Encourage development of 3,805 dwelling units through 2005 to achieve the City's regional housing needs, while maintaining the integrity of the City General Plan. These efforts will focus on the provision of adequate sites and financial and development incentives to meet the City's very-low income obligation of 596 housing units.

Policy 1.1: Provide a variety of residential opportunities in the City, including large lot estates, low density single-family homes, medium density townhomes, and higher density condominiums and apartments.

Policy 1.2: Facilitate the development of affordable housing by offering developers incentives such as density bonuses and flexibility in zoning and development standards, as established by State law.

Policy 1.3: Avoid concentration of higher density housing in any single portion of the City. Encourage smaller-scale multi-family projects of high quality design.

Policy 1.4: Require compatible design to minimize the impact of new residential development on existing residences.

Policy 1.5: Designate a staff Housing Coordinator who will serve as a clearinghouse for developer and non-profit assisted housing programs, including financing programs and flexible zoning options.

Policy 1.6: Facilitate the development of senior housing with support services.

Policy 1.7: Establish programs to reduce development fee obligations for new housing that meets the City's regional fair share.

Policy 1.8: Partner non-profit organizations and affordable housing builders with for-profit developers.

ISSUE 2: MAINTENANCE AND PRESERVATION

GOAL 2: MAINTAIN AND ENHANCE THE QUALITY OF EXISTING RESIDENTIAL NEIGHBORHOODS.

Objective 2.1: Achieve the rehabilitation of 60 housing deteriorated housing units in the City's Los Serranos and Sleepy Hollow target neighborhoods; preserve the City's existing 615 mobile homes; and preserve the 88 multi-family units at-risk of converting to market rate uses.

Policy 2.1: Continue to pursue existing County and State financing programs to augment rehabilition efforts in the City's target neighborhoods, Los Serranos and Sleepy Hollow.

Policy 2.2: Continue to conserve mobilehome parks which are economically and physically sound, and provide tenants with information regarding available assistance for upgrading.

Policy 2.3: Continue to utilize the City's code enforcement program to bring substandard units into compliance with City codes and to improve overall housing conditions in Chino Hills.

Policy 2.4: Establish programs to reduce development fee obligations for new residential construction and rehabilitation in the City's target neighborhoods.

ISSUE 3: ENVIRONMENTAL SENSITIVITY

GOAL 3: ENSURE THAT NEW HOUSING IS SENSITIVE TO THE NATURAL ENVIRONMENT.

Objective 3.1: All new development shall preserve hillsides, environmentally sensitive habitats, open space areas, and scenic vistas as specified in the Specific Plan and Development Code. In addition, the City shall implement Title 24 and design concepts to conserve energy resources

Policy 3.1: Provide for clustering of housing to preserve environmentally sensitive areas and open space corridors.

Policy 3.2: Evaluate residential proposals within hillside areas in terms of potential impacts to landform and viewsheds. Hillside residential development should be limited to very low density.

Policy 3.3: Encourage the use of energy conservation devices and passive design concepts which make use of the natural climate to increase energy efficiency and reduce housing costs.

ISSUE 4: HOUSING SERVICES

GOAL 4: **PROVIDE SUPPORT SERVICES TO MEET THE HOUSING NEEDS OF THE CITY'S RESIDENTS, SPECIFICALLY ELDERLY HOUSEHOLDS AND OTHER SPECIAL NEEDS GROUPS.**

Objective 4.1: Coordinate with area service providers in the delivery of housing related services and facilitate the distribution of housing services information to City residents.

Policy 4.1.: Encourage the development of child care facilities in conjunction with new office/commercial and housing development. Evaluate the establishment of an in-lieu fee for development to provide child care facilities, as needed.

Policy 4.2: Provide reference and referral services for seniors, such as in-home care and counseling for housing-related issues, to allow seniors to remain independent in the community.

Policy 4.3: Work with existing area social service providers in addressing the needs of the area homeless population. Support the San Bernardino County Homeless Coalition -(West End) in their efforts to coordinate homeless services.

Policy 4.4: Address the long and short term needs of those who are homeless through provision of opportunities for permanent affordable housing, and continue support of local private and non-profit groups which provide emergency shelter and transitional housing support for City residents, including disadvantaged groups.

ISSUE 5: EQUAL OPPORTUNITY HOUSING

GOAL 5: **PROMOTE AND ENCOURAGE HOUSING OPPORTUNITIES FOR ALL ECONOMIC SEGMENTS OF THE COMMUNITY, REGARDLESS OF AGE, SEX, ETHNIC BACKGROUND, PHYSICAL CONDITION OR FAMILY SIZE.**

Objective 5.1: Prohibit discrimination in the sale or rental of housing with regard to race, ethnic background, religion, handicap, income, age, sex, and household composition.

Policy 5.1: Remove regulatory constraints that impede equal opportunity to housing in the City.

Policy 5.2: Increase community education and awareness of the scope and benefits of affordable housing to the economic vitality of the City.

Policy 5.3: Encourage and support the enforcement of laws and regulations prohibiting discrimination in lending practices and in the sale or rental of housing.

Policy 5.4: Resolve and reduce housing related complaints based on discrimination.

C. HOUSING PROGRAMS

According to Section 65583 of the State Government Code, a city's housing programs must address the following five major areas:

- Conserving and improving the condition of the existing stock of affordable housing.
- Providing adequate sites to achieve a variety and diversity of housing.
- Assisting in the development of affordable housing.
- Removing governmental constraints.
- Providing housing related services, including the promoting of equal housing opportunity.

Housing programs for the planning period are presented below organized according to the State specified five major areas. Each of these five major areas relate to the City Housing Goals as presented in Table 30.

Housing programs include both current City and County efforts, and new programs which address the City's unmet housing needs. This section provides a description of each housing program and future housing actions through 2005. The Housing Program Implemention Table (Table 31) outlines the future actions for each housing program, along with identifying the program funding source, responsible agency, and time frame for implementation.

The primary funding sources currently used by the City of Chino Hills for implementing its housing programs are Community Development Department budgets, multifamily revenue bonds, and Federal HUD funds administered through the County CDBG and Section 8 programs. Other potential financial resources available to the City for the preservation, improvement and development of housing include direct CDBG entitlement, HOME funds, Mortgage Revenue Bond funds, Low Income Housing Tax Credits, CHFA first-time homebuyer funds, and Federal Home Loan Bank Affordable Housing funds.

Table 30

State Government Code Major Areas and City Housing Goals

State Government Code Major Areas	City Housing Element Goals
• Conserving and improving the condition of the existing stock of affordable housing.	GOAL 2: Maintain and enhance the quality of existing residential neighborhoods. GOAL 3: Ensure that new housing is sensitive to the natural environment.
• Providing adequate sites to achieve a variety and diversity of housing.	GOAL 1: Provide a range of housing types while maintaining the city's overall low density character.
• Assisting in the development of affordable housing.	GOAL 1: Provide a range of housing types while maintaining the city's overall low density character. GOAL 5: Promote and encourage housing opportunities for all economic segments of the community, regardless of age, sex, ethnic background, physical condition or family size.
• Removing governmental constraints.	GOAL 1: Provide a range of housing types while maintaining the city's overall low density character. GOAL 2: Maintain and enhance the quality of existing residential neighborhoods.
• Providing housing related services, including the promoting of equal housing opportunity.	GOAL 4: Provide support services to meet the housing needs of the City's residents, specifically elderly households and other special needs groups. GOAL 5: Promote and encourage housing opportunities for all economic segments of the community, regardless of age, sex, ethnic background, physical condition or family size.

Programs are summarized in Table 31, below.

Table 31
Housing Program Implementation Table

HOUSING PROGRAM	PROGRAM OBJECTIVE	PROGRAM ACTION	FUNDING SOURCE	RESPONSIBLE AGENCY	TIME FRAME
CONSERVING & IMPROVING EXISTING AFFORDABLE HOUSING					
Housing Rehabilitation Program	Provide rehabilitation assistance to ensure maintenance of the older housing stock.	Assist in publicizing County rehabilitation program to achieve improvement to remaining 60 substandard units in target neighborhoods..	CDBG: HOME	Community Services Department	Program Ongoing
Housing Rehabilitation Program	Provide incentives for residents in the Los Serranos target neighborhood to remodel or reconstruct, while maintaining affordability of housing stock.	Provide development fee waiver or reduction for new or substantial renovations in the Los Serranos neighborhood.	Department Budget	Community Services Department	Program Ongoing
Code Enforcement	Bring substandard units into compliance with City codes.	Expand program to inform property owners of available rehabilitation assistance to correct code violations. Continue to focus efforts in Los Serranos and Sleepy Hollow.	Department Budget	Community Services Department	Program Ongoing
Mobilehome Park Program	Preserve the City's mobilehome parks.	Ensure adequate notice of pending Mobilehome conversions and meet with park tenants if the project becomes at-risk to conversion.	Department Budget	Community Services Department	Program Ongoing

Table 31 (continued)
Housing Program Implementation Table

HOUSING PROGRAM	PROGRAM OBJECTIVE	PROGRAM ACTION	FUNDING SOURCE	RESPONSIBLE AGENCY	TIME FRAME
Development Fees	Encourage new residential construction and residential rehabilitation in the Los Serranos and Sleepy Hollow areas.	Adopt a policy to waive development fees for new residential development and residential rehabilitation in the Los Serranos and Sleepy Hollow areas.	Department Budget	Community Development Department	To be accomplished by June 30,2003
Section 8 Rental Assistance Program/Housing Vouchers	Extend rental subsidies to lower income families and elderly.	Advertise in local papers the opportunity for owners to list rental units with the Housing Authority.	HUD-Section 8 Cert. And Housing Vouchers; Department Budget	Community Services Department; County Housing Authority	Program Ongoing
Conservation of Existing and Future Affordable Units	Provide for continued affordability of the City's lower income housing stock.	Work with the County to preserve 88 affordable units in Woodview Apartments	Multifamily Revenue Bond Financing, Department Budget	Community Services and Community Development Departments	Ongoing
PROVISION OF ADEQUATE HOUSING SITES					
Comprehensive review of the Land Use Element of the General Plan	Consider making modifications as appropriate to provide affordable housing opportunities, including: Mixed Use Projects; Re-instating the Village Concept from the Chino Hills Specific Plan; A senior oriented housing facility in the Hillside areas and/or as part of development of the Tres Hermanos property.	Review Land Use Element and make recommendations to the City Council as appropriate	Department Budget	Community Development Department	To be accomplished by June 30,2003
Development Code	Explore opportunities for preserving and expanding	Continue to monitor development trends and respond to opportunities for	Department Budget	Community Development Department	Ongoing

Table 31 (continued)
Housing Program Implementation Table

HOUSING PROGRAM	PROGRAM OBJECTIVE	PROGRAM ACTION	FUNDING SOURCE	RESPONSIBLE AGENCY	TIME FRAME
	supply of land for high density and senior housing	enhancing affordable housing through Development Code amendments.			
First Time Homebuyer Program	Explore options for developing (or participating in) a first time homebuyer assistance program for low and moderate income households	Review existing federal, state and County programs and funding mechanisms that could be applied to a first time homebuyers assistance program and make recommendations as appropriate to the City Council	Department Budget	Community Development Department	To be accomplished by June 30,2005
Inclusionary zoning	Explore options for developing an inclusionary zoning policy that would require developers to provide or contribute to affordable housing.	Review feasibility of inclusionary zoning ordinance for Chino Hills and make recommendations as appropriate to the City Council.	Department Budget	Community Development Department	To be accomplished by June 30,2005
ASSIST IN DEVELOPMENT OF AFFORDABLE HOUSING					
Housing Coordinator	Facilitate developer interest in providing affordable housing	Establish a Housing Coordinator to act as a clearinghouse for developer and non-profit assisted housing programs	Department Budget	Community Services Department	Establish position by July 1 2001
Market Affordable Housing Projects	Actively pursuing specific affordable housing projects by marketing the available sites to high quality, well-known, and established developers	Conduct a survey and site visit of existing developments that may be appropriate to establish in Chino Hills); and make recommendations as appropriate to the City Council.	Department Budget	Community Development Department	Establish position by July 1 2003

Table 31 (continued)
Housing Program Implementation Table

HOUSING PROGRAM	PROGRAM OBJECTIVE	PROGRAM ACTION	FUNDING SOURCE	RESPONSIBLE AGENCY	TIME FRAME
Senior Housing Ordinance	Establish development standards that will be conducive to development of affordable senior housing	Develop and adopt a Senior Housing Ordinance with specific development standards appropriate for senior housing.	Department Budget	Community Development Department	Establish position by July 1 2002
Worker Housing	Explore options for developing policies that would allow for on-site worker housing to be established in areas devoted to ranches, equestrian uses, and rural agricultural facilities	Review feasibility of worker housing policies for Chino Hills and make recommendations as appropriate to the City Council.	Department Budget	Community Development Department	To be accomplished by June 30,2005
Multifamily Revenue Bond Financing	Offer low interest financing to developers of affordable housing	Offer to assist developers of multifamily housing with revenue bond assistance	Department Budget	Community Development Department	Ongoing
Multifamily Revenue Bond Financing	Offer low interest financing to developers of affordable housing	Adopt a resolution authorizing the City to issue multifamily housing revenue bonds	Department Budget	Community Development Department	To be accomplished by June 30, 2001
Density Bonus Ordinance	Provide affordable units as part of market-rate projects.	Adopt a Density Bonus to implement State Law and specify regulatory concessions.	Department Budget	Community Development Department	In process, adopt concurrent with Housing Element Update by 2001

Table 31 (continued)
Housing Program Implementation Table

HOUSING PROGRAM	PROGRAM OBJECTIVE	PROGRAM ACTION	FUNDING SOURCE	RESPONSIBLE AGENCY	TIME FRAME
Remove Governmental Constraints					
Expedited Project Review	Provide fast track permit processing for projects with an affordable component.	Through the Housing Coordinator position, assist developers and non-profit entities receive financing and priority processing for affordable housing projects	Department Budget	Community Services and Community Development Departments	In process. Establish position by July 1 2001
Development Fees Deferment	Reduce fees for affordable housing projects	Adopt a policy that enables developers of affordable housing to defer payment of fees until issuance of building permits..	Department Budget	Community Development Department	To be accomplished by June 30, 2001
PROVIDE HOUSING SERVICES					
Housing Coordinator	Provide a designated staff contact to serve as a clearinghouse to provide the community with information on housing services	Establish a Housing Coordinator o serve as a clearinghouse to provide the community with information regarding fair housing; state and County housing funding programs, including Section 8 renter assistance, Mortgage Credit Certificates for first-time homeowners, and Fannie Mae Mortgage and Down-payment Assistance Programs for low and moderate income homeowners. Facilitate developer interest in providing affordable housing	Department Budget	Community Services Department	Establish position by July 1 2001
Services for the Elderly	Increase awareness of services available to senior households	Contact social service providers to pursue home-sharing and other programs.	Department Budget	Community Services Department	Ongoing

Table 31 (continued)
Housing Program Implementation Table

HOUSING PROGRAM	PROGRAM OBJECTIVE	PROGRAM ACTION	FUNDING SOURCE	RESPONSIBLE AGENCY	TIME FRAME
Support Services for the Homeless	Provide support services for the homeless.	Coordinate with existing social service providers and San Bernardino County Homeless Coalition. The Housing Coordinator will maintain a list of homeless service providers that will be available to the public.	Department Budget	Community Services Department	Ongoing
Barrier free Housing	Promote implementation of State standards for the provision of disabled accessible units in new developments.	Provide technical assistance to prospective homeowners, contractors and developers regarding barrier free housing.	Department Budget	Community Services Department	Ongoing
Barrier Free Housing Modifications	Explore funding opportunities to assist low and moderate income disabled residents modify their homes to improve accessibility.	Research availability of funding and programs, and make recommendations to City Council as appropriate.	Department Budget	Community Services Department	Ongoing
Child Care Services	Provide additional child care services.	Expand parks and recreation after school programs and evaluate approaches to foster private developers to provide childcare facilities.	Department Budget	Community Services Department	Ongoing
Fair Housing	Further fair housing practices in the community.	Provide informational brochures at the public counter and library, and place advertisements in local periodicals.	Department Budget	Community Services Department	Ongoing

Chino Hills
Housing Element Update

Appendices

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INCORPORATED 1991

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APPENDIX A
REGULATION OF USES BY ZONING DISTRICTS

The following matrix provides a listing of land uses which are permitted by right, subject to Conditional Use Permit review, subject to temporary use permit review, permitted as an accessory use, and prohibited within each of the City's zoning districts. The following symbols are used to describe the relationship of the listed uses to each zoning district:

"P" The use is permitted by right.

"C" The use requires a Conditional Use Permit.

"A" The use is permitted as an accessory use only, subject to specific conditions outlined in the Development Code.

"T" The use is permitted only as a temporary use, subject to the specific conditions contained in Chapter 9.75.

"D" The use requires a Site Development Permit.

Uses not shown as Permitted, Conditionally Permitted, Site Plan Approval, Accessory, or Temporary are prohibited in the zoning district.

If a proposed use is not listed in the following table, the Director of Community Development shall make a determination of which listed use most closely corresponds, or if a Conditional Use Permit is required.

Zoning Districts:

R-A	=	Agriculture-Ranch
R-R	=	Rural Residential
R-S	=	Low Density Residential
RM-1	=	Medium Density Residential
RM-2	=	High Density Residential
RM-3	=	Very High Density Residential
C-N	=	Neighborhood Commercial
C-O	=	Commercial Office
C-G	=	General Commercial
C-R	=	Commercial Recreation
BP	=	Business Park
LI	=	Light Industrial
I-1	=	Institutional - Private
I-2	=	Institutional - Public
OS	=	Recreation and Open Space

APPENDIX A
REGULATION OF USES BY ZONING DISTRICTS

ZONING DISTRICT → LAND USE	RA	RR	RS	RM1	RM2	RM3	CN	CG	CO	CR	BP	LI	I-1	I-2	OS
Adult Business												C			
Alcoholic Beverage Onsite Sales in establishments open to persons over the legal drinking age exclusively, 200 feet or closer to any residential zoning district.	Prohibited in any zoning district														
Alcoholic Beverage Onsite Sales in establishments open to persons over the legal drinking age exclusively, more than 200 feet from any residential zoning district.							C	C		C	C				

Key:
P = Use permitted by right, subject to the requirements of this Code and other City ordinances and Codes.
C = Use requires Conditional Use Permit.
S = Requires Site Plan Approval.
A = Use permitted as accessory use only.
T = Use permitted as temporary use only.
D = Site Development Permit
Uses not shown above as Permitted, Conditionally Permitted, Site Plan Approval, Accessory, Temporary, or Site Development Permit are prohibited in the zoning district

Zoning Districts:
RA – Agriculture/Ranches
RR – Rural Residential
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RM1 – Medium Density Residential
RM2 – High Density Residential
RM3 – Very High Density Residential
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I-2 Institutional / Public
CN – Neighborhood Commercial
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APPENDIX A
REGULATION OF USES BY ZONING DISTRICTS

ZONING DISTRICT → / LAND USE	RA	RR	RS	RM1	RM2	RM3	CN	CG	CO	CR	BP	LI	I-1	I-2	OS
Alcoholic Beverage Onsite Sales as part of a family (non-age-restricted) restaurant.							P	P		P	P				
Alcoholic Beverage Offsite Sales in any store other than a supermarket or drug store (see Chapter 9.200)							C	C		C	C				
Ambulance Service											P	P			
Amusement Park								C		C	C				
Animal Keeping	A	A	A	A	A	A									
Animal Shelter											C	C			
Antique Restoration							P	P			P	P			

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ZONING DISTRICT → LAND USE	RA	RR	RS	RM1	RM2	RM3	CN	CG	CO	CR	BP	LI	I-1	I-2	OS
Antique Sales (Refinished)							P	P			P	P			
Appliance Assembly											P	P			
Appliance Sales/Repairs (Household)							P	P			P	P			
Appliance Sales/Repairs (Small Appliances)							P	P			P	P			
Arcade							C	C		C	C				
Art Gallery							P	P			P				
Art Supply Stores							P	P			P				
Auction House											P	P			

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ZONING DISTRICT → LAND USE	RA	RR	RS	RM1	RM2	RM3	CN	CG	CO	CR	BP	LI	I-1	I-2	OS
Audio/Visual Products Manufacture											P	P			
Auditoriums and Places of Public Assembly (not including movie theaters)								P	P	P	P		P	P	
Automobile Accessory Sales and Installation (No overnight outside storage or parking; body work prohibited)							C	C		P	P				
Automobile Body Repair							C	C			P	P			
Automobile Brake Repair							C	C			P	P			
Automobile/Truck Dealers, New and Used							P	P			P	P			

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ZONING DISTRICT → LAND USE	RA	RR	RS	RM1	RM2	RM3	CN	CG	CO	CR	BP	LI	I-1	I-2	OS
Automobile, General Repair Garage (No overnight outside storage or parking; body work prohibited)							C	C			P	P			
Automobile Lubrication/Tuneups							C	C			P	P			
Automobile Muffler Shop							C	C			P	P			
Automobile Painting											P	P			
Automobile Parts Assembly							C	C			P	P			
Automobile Radiator Shop								C			P	P			
Automobile Rental with Vehicles on Site							P	P			P	P			

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ZONING DISTRICT → LAND USE	RA	RR	RS	RM1	RM2	RM3	CN	CG	CO	CR	BP	LI	I-1	I-2	OS
Automobile Rental Office (no vehicles on site)								P	P		P	P			
Automobile Service Station							C	C			P	P			
Automobile Upholstering											P	P			
Automobile Wrecking	Not permitted in any zoning district														
Bakery, Retail							P	P			P				
Bakery, Wholesale											P				
Bakery Goods Distributor											P	P			
Bakery Thrift Store							P	P			P	P			

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Baseball Stadium, Minor League										C	C		C	C	C
Batting Cages, Indoor or Outdoor							P	P			P	P		P	P
Barber or Beauty Shop							P	P			P				
Bed and Breakfast	P	P					P	P							
Beverage Production											P	P			
Bicycle Rentals							P	P		P	P				
Bicycle Sales and Service							P	P			P				
Billiard Parlor, Family							C	P			P				
Billiard/Pool Hall							C	C			C				

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Blueprinting and Photocopying							P	P	P		P	P			
Boat Repairs											P	P			
Boat Sales								P			P	P			
Boat Storage											P	P			
Book Store							P	P			P				
Bookbinding							P	P			P	P			
Bowling Alley								P			P				
Building Materials Sales							P	P			P	P			
Building Materials Storage Yard											P	P			

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ZONING DISTRICT → LAND USE	RA	RR	RS	RM1	RM2	RM3	CN	CG	CO	CR	BP	LI	I-1	I-2	OS
Butcher Shop, Retail							P	P			P				
Candy/Confectionery Manufacturing							P	P			P	P			
Candy/Confectionery Sales, Retail							P	P			P				
Caretaker's Residence	P	P								P			P	P	
Carnival, Circus, or Fair							T	T	T	T	T	T	T	T	
Carpentry Shop with Onsite Sales							P	P			P	P			
Car Wash, Full Service							C	C			P				

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ZONING DISTRICT → LAND USE	RA	RR	RS	RM1	RM2	RM3	CN	CG	CO	CR	BP	LI	I-1	I-2	OS
Car Wash, Self Service							C	C			P				
Catering Service							P	P			P	P			
Cellular Telephone Towers	See "Wireless Communication Facility"														
Cemetery	Subject to Conditional Use Permit in any Zoning District														
Chiropractic/Physical Therapy Offices							P	P	P		P				
Christmas Tree/Halloween Sales	T	T	T				T	T	T	T	T	T	T	T	T
Churches/Temples/Religious Institutions	C	C	C	C	C	C	C	C	C	C	C		C	C	
City Maintenance and Storage Yard											P	P		P	

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ZONING DISTRICT → LAND USE	RA	RR	RS	RM1	RM2	RM3	CN	CG	CO	CR	BP	LI	I-1	I-2	OS
Clothing Manufacture							C	C			P	P			
Clothing Rental							P	P			P				
Clothing Sales							P	P			P				
Club- Athletic, Health, or Recreation							P	P	P	P	P	P			
Coffee Roasting and Packaging – Retail							P	P	P		P				
Coins (Collectable), Purchase and Sales							P	P			P				
Cold Storage Plant											P	P			

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Communications Equipment Building							P	P	P		P	P	C	C	C
Conference or Convention Centers								C		C	C	C		C	
Construction Office	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T
Convenience Market Without Sale of Alcoholic Beverages							P	P			P				
Contractor Equipment Sales/Rental											P	P			
Contractor Storage Yard											C	C			
Cosmetologist							P	P	P		P				

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Costume Rentals							P	P			P				
Country Clubs										S					
Dance Hall/Club							C	C			C				
Dance Studio							P	P			P	P			
Day Care Center	C				C	C	P	P	P		P		C	C	
Day Care Facility, Adult	C	C	C	C	C	C	C	C	C				C	C	
Day Care Home, Large Family (Conditions which can be imposed by the City are limited by state law.)	C	C	C	C	C	C									
Day Care Home, Small Family	P	P	P	P	P	P									

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Delicatessen							P	P	P		P	P			
Department Store								P			P				
Dependent Housing	C	C	C												
Discount Stores							P	P			P				
Distribution Facility											P	P			
Dressmaker							P	P			P				
Drug Abuse Recovery/Treatment Facility											C		C		
Drug Store (See also "Pharmacy")							P	P			P				

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Dry Cleaning Plant, Large-Scale Commercial Type											P	P			
Dry Cleaner, Storefront Type							P	P	P		P				
Dwelling Unit, Multiple Family				P	P	P									
Dwelling Unit, Single-Family	P	P	P	P	P	P									
Dwelling Unit, Two-Family (Duplex)				P	P	P									
Dwelling Unit-Second Unit on Lot Zoned for Single Unit (see also "Dependent Housing")	C	C	C												

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ZONING DISTRICT → / LAND USE	RA	RR	RS	RM1	RM2	RM3	CN	CG	CO	CR	BP	LI	I-1	I-2	OS
Education Institution, Private							C	C	C		C	C	C		
Electricity Distribution and Transmission Substation (<5,000 SF)	C	C	C	C	C	C	P	P	P	P	P	P	P	P	C
Electricity Distribution and Transmission Substation (>5,001 SF)							C	C	C	C	C	C	C	C	C
Electronics Manufacturing and Assembly											P	P			
Employment Agency							P	P	P		P	P			
Engine Manufacturing											P	P			
Entertainment Centers							C	C			C				

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Equipment Sales and Rentals								P			P	P			
Equipment Storage											P	P			
Feed and Grain Sales	C						P	P			P	P			
Financial Institutions							P	P	P		P	P			
Floor Covering Sales							P	P			P				
Florist Shop							P	P			P		A		
Food Processing											P	P			
Freight Terminals												P			
Furniture Sales and/or Rental							P	P			P				

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Furniture Transfer and Storage											P	P			
Game Courts, Private (Badminton/Tennis/Racquetball/ Other)	A	A	A	A	A	A									
Game Courts, Public (Operated as a commercial venture or as part of a larger non-residential development)							P	P	A	P	P		P	P	A
Garage, Public								P	P		P	P			
Garden Equipment Sales and Service							P	P			P	P			
Garden Supply Sales							P	P			P				

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Gas Distribution, Meter, and Control Station											P	P		P	
Gift Shop							P	P	P		P		P		
Glass Studio (stained and others)							P	P			P				
Golf Course and Clubhouse										C					C
Golf Driving Range (not part of a course)								P		P	P				
Government Offices							P	P	P		P	P	P	P	
Grocery Store, Retail							P	P			P				
Grocery Store, Wholesale								P			P	P			

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Group Home	P	P	P	P	P	P							P	P	
Gunsmith							P	P			P	P			
Hardware Store							P	P			P				
Health Food Store							P	P			P				
Hobby Supply Shop							P	P			P				
Home Improvement Center								P			P				
Home Occupation (subject to Code requirements)	A	A	A	A	A	A									

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Horses, Boarding and Raising as a Business (subject to Animal Ordinance requirements)	P	C													
Horticultural Services	P						P	P			P				
Hospital								C			C		C	C	
Hotel								P		P	P				
Ice Cream Parlor							P	P			P				
Ice, Retail Sales											P	P			
Impound Yard, Governmental														P	
Impound/Temporary Vehicle Storage Yard											C	C	C		

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Indoor Recreational Activities See also "Outdoor Recreational Activities"										P	P	P	C	C	C
Interior Decorating Service							P	P	P		P				
Janitorial Service							P	P	P		P	P			
Jewelry Sales							P	P			P				
Junk or Salvage Yard	Not permitted in any zoning district														
Kennel	C	C										C			

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Laboratories, Chemical											P	P			
Laboratories, Medical							P	P	P		P	P	A		
Laboratories, Research							P	P	P		P	P			
Laboratories, Testing							P	P	P		P	P			
Laundromat							P								
Laundry Service (see also, "Drycleaners, Storefront Type")							P	P			P	P			
Library, Public							P	P	P	P	P		P	P	
Liquefied Petroleum Distribution/Storage											C	C			
Lithographic Service							P	P			P	P			

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Locksmith							P	P			P	P			
Lodge or Fraternal Hall							P	P			P	P			
Lumber Yard								P			P	P			
Machine Shop											P	P			
Machine and Tool Sales							P	P			P	P			
Machinery Storage Yard											C	C			

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Manufactured Homes (includes mobile homes) as an Individual Unit Placed in a Residential Subdivision	P	P	P												
Manufactured Home Parks			C	C											
Marine Supply Stores							P	P			P	P			
Massage Clinics								C							
Medical/Dental Offices							P	P	P		P		P		
Medical Equipment Sales							P	P	P		P	P			
Metal Engraving (Trophy Shop or Sports Shop)							P	P			P	P			

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Microwave Antenna/Tower	See Wireless Communication Facilities														
Mini-Warehouse											C	C			
Mobile Home, Individual Unit Placed in Residential Subdivision	See "Manufactured Homes"														
Mobile Home Park				C	C	C									
Mobile Home Sales					P			P			P				
Model Home	T	T	T	T	T	T									
Mortuary								C			P	P			
Motel (50 or fewer rooms)								P			P				
Motorcycle Sales and Service							P	P			P				

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Movie Theaters							C	P			P				
Museum							P	P	P	P	P		P	P	
Music/Record Store							P	P			P				
Newspaper Printer											P	P			
Newsstand							P	P	P		P				
Nightclubs/Taverns/Bars	See "Alcoholic Beverage Onsite Sales"														
Nurseries – Retail	A	A					P	P			P				
Nurseries – Wholesale	A										P	P			

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Office Equipment/Supplies, Sales of							P	P			P				
Oil Exploration, Drilling, and Production (limited to areas with minimum lot size of 40 acres or larger)	C														
Optical Products Manufacture							P	P			P	P			
Optical Products Sales							P	P	P		P		A		
Orthopedic Devices, Manufacturing							P	P			P	P			
Orthopedic Devices, Sales							P	P	P		P		A		
Outdoor Recreational Activities							C	C		C	C		C	C	C

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ZONING DISTRICT → / LAND USE	RA	RR	RS	RM1	RM2	RM3	CN	CG	CO	CR	BP	LI	I-1	I-2	OS
Paint and Wallpaper Stores							P	P			P				
Paper Product Sales							P	P			P				
Parcel Delivery Service							P	P	P		P	P			
Parcel Delivery Terminals											P	P			
Parks and Public Recreational Facilities	P	P	P	P	P	P	P	P	P	P	P	P		P	P
Pawnshop							P	P			P				
Pest Control Service							P	P			P	P			
Pet Grooming							P	P			P				
Pet Shop							P	P			P				

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ZONING DISTRICT → LAND USE	RA	RR	RS	RM1	RM2	RM3	CN	CG	CO	CR	BP	LI	I-1	I-2	OS
Pharmaceuticals Manufacturing											P	P			
Pharmacy							P	P	P		P		P	P	
Photofinishing, Retail							P	P	P		P				
Photographic Supplies, Sales							P	P	P		P				
Photographic Studio							P	P	P		P				
Plastics Manufacturing											P	P			
Plastics Molding											P	P			
Plumbing Supply Yard											P	P			
Police/Sheriff Station							P	P			P	P		P	

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ZONING DISTRICT → / LAND USE	RA	RR	RS	RM1	RM2	RM3	CN	CG	CO	CR	BP	LI	I-1	I-2	OS
Printing and Publishing							P	P			P	P			
Professional Administrative Office							P	P	P		P	P			
Public Utility Service Yards											P	P	P	P	
Radio/Television Broadcasting Studio							P	P			P	P			
Radio/Television Sales							P	P			P				
Radio/Television Recording Studio							P	P			P	P			
Real Estate Office							P	P	P		P				

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APPENDIX A
REGULATION OF USES BY ZONING DISTRICTS

ZONING DISTRICT → LAND USE	RA	RR	RS	RM1	RM2	RM3	CN	CG	CO	CR	BP	LI	I-1	I-2	OS
Recording Studio								P	P		P	P			
Recreational Vehicle Storage											C	C			
Recycling Facilities, Commercial											C	C			
Recycling Facilities, Public (collection only)							P	P	P		C	C			
Recreational Vehicle Park										P	P	P			
Recreational Vehicle Sales								P			P	P			
Refrigeration Repair and Service							P				P	P			
Residential Care Facility for Elderly	P	P	P	P	P	P	C						P		
Restaurant, No Alcohol Sales							P	P	P	P	P	P	P	P	

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ZONING DISTRICT → / LAND USE	RA	RR	RS	RM1	RM2	RM3	CN	CG	CO	CR	BP	LI	I-1	I-2	OS
Restaurant, With Alcohol Sales	See "Alcoholic Beverage Onsite Sales"														
Restaurant, Drive-Through							P	P			P				
Rubber Products Manufacture (except tires)											P	P			
Sand and Gravel Pit	Prohibited in any zoning district														
Sanitary Landfill	Prohibited in any zoning district														
Sash and Door Manufacturing											P	P			
Scale, Public											P	P			
Scientific Instruments Manufacturing							P	P			P	P			

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ZONING DISTRICT → / LAND USE	RA	RR	RS	RM1	RM2	RM3	CN	CG	CO	CR	BP	LI	I-1	I-2	OS
Scientific Instruments Sales							P	P			P	P			
Secondhand Store							P	P			P				
Sewage Treatment Plant												P		C	
Sheet Metal Shop											P	P			
Shoe Repair/Sales							P	P			P				
Shooting Range, Indoor								P		P	P	P			C
Shooting Range, Outdoor										P			P	P	
Sign Manufacturing							P	P			P	P			
Silk Screen Shop							P	P			P	P			
Skating Rink							P	P		P	P	P			

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APPENDIX A
REGULATION OF USES BY ZONING DISTRICTS

ZONING DISTRICT → / LAND USE	RA	RR	RS	RM1	RM2	RM3	CN	CG	CO	CR	BP	LI	I-1	I-2	OS
Skilled Nursing Facility	C	C	C	C	C	C	P	P					P		
Sporting Goods Sales							P	P		P	P				
Stable, Private	A	A	A												
Stable, Public	A									P				P	P
Stadium, Baseball/Football/ Soccer										C			C	C	C
Stationery Sales							P	P	P		P				
Stone Monuments and Tombstone Manufacture											P	P			
Swap Meet											T	T	T	T	
Swimming Pool, Private	A	A	A	A	A	A									

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ZONING DISTRICT → LAND USE	RA	RR	RS	RM1	RM2	RM3	CN	CG	CO	CR	BP	LI	I-1	I-2	OS
Swimming Pool, Public										P			P	P	P
Tailor Shop							P	P			P				
Taxidermist							P	P			P	P			
Telecommuting Center				C	C	C	P	P	P		P	P	P	C	
Telephone Answering Service							P	P	P		P	P			
Telephone Repeater Stations	See "Wireless Communication Facility"														
Tile Sales							P	P			P				
Toiletries Manufacturing											P	P			
Toy Stores							P	P			P				
Transfer, Moving, and Storage											P	P			

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ZONING DISTRICT → / LAND USE	RA	RR	RS	RM1	RM2	RM3	CN	CG	CO	CR	BP	LI	I-1	I-2	OS
Transfer, Moving, and Storage											P	P			
Transportation Terminals and Stations											P				
Truck Repair											P	P			
Truck Stop												C			
Truck Storage												P			
Upholstery Shop							P	P			P	P			
Vending Machine Sales and Service							P	P			P	P			

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ZONING DISTRICT → / LAND USE	RA	RR	RS	RM1	RM2	RM3	CN	CG	CO	CR	BP	LI	I-1	I-2	OS
Veterinarian/Veterinary Hospital	C	C					P	P			P	P			
Warehouse											P	P			
Watch Manufacture							P	P			P	P			
Watch Repair							P	P			P				
Welding Shop											P	P			
Wireless Communication Facility-Major	C	C	C	C	C	C	C	C	C	C	C	C	C	C	
Wireless Communication Facility-Minor	D	D	D	D	D	D	D	D	D	D	D	D	D	D	
Wire Fabrication											P	P			

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ZONING DISTRICT → / LAND USE	RA	RR	RS	RM1	RM2	RM3	CN	CG	CO	CR	BP	LI	I-1	I-2	OS
Wood Products Manufacturing											P	P			
Wineries (Note: "Tasting Rooms" within wineries are subject to the "Alcoholic Beverage Sales" requirements of this Code)	C	C									P	P			

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CHAPTER 9.20

RESIDENTIAL DISTRICTS

9.20.010 Intent and Purpose
9.20.020 Permitted Uses, Accessory Uses, Conditional Uses, and Temporary Uses
9.20.030 Development Standards
9.20.040 Minimum Residential Design Standards
9.20.050 Multi-Family Housing - Additional Standards
9.20.060 Mobilehome Parks
9.20.070 Residential Condominium Conversions
9.20.080 Dependent Housing ("Granny Flats")
9.20.090 Small Lot Subdivisions
9.20.100 Special Development Standards for Tract 2557 (Los Serranos Area)
9.20.110 Storage of Recreation Vehicles

9.20.010 Intent and Purpose

The intent of this Chapter is to create, preserve, and enhance residential areas for a wide range of housing types and lifestyles. These regulations are directed toward encouraging quality development and integrated, attractive residential neighborhoods. Toward this end, six (6) residential districts are established. For each district, the City has established a density limit, measured in gross acres. No entitlement for the maximum allowable density is granted by this Development Code. The actual density achieved on a development site will be based upon factors to include, but not be limited to, topography, access, availability of utilities and other infrastructure, proximity to sensitive environmental resources, availability of public services, viewshed considerations, etc.

The following residential land use districts are established in Chino Hills:

(a) Agriculture-Ranch (R-A)

The Agriculture-Ranch (R-A) zone district provides for the preservation of large lot residential uses with related agricultural operations. The minimum lot size is five (5) acres, yielding a maximum density of 0.2 units per acre. In addition to the primary residential use, permitted accessory uses include equestrian facilities, agricultural uses, and cattle grazing. Both public and private stables and related uses are allowed as accessory uses. Minimum lot sizes in this zoning district may be increased depending on terrain, availability of services, or other factors; if modified, the minimum lot size shall be shown on the Zoning Map.

(b) Rural Residential (R-R)

The Rural Residential (R-R) zone district is a single-family zone which permits residential development on very large lots, with a minimum lot size of one half (½) acres (maximum density two (2) units per gross acre). Minimum lot sizes in this zoning district may be increased depending on terrain, availability of services, or other factors; if modified, the minimum lot size shall be shown on the Zoning Map.

(c) Low Density Residential (R-S)

The Low Density Residential (R-S) zone district is a single-family zone which permits detached residences at a density of up to six (6) units per gross acre. Development at this density requires full urban levels of service and public improvements. Minimum lot sizes in this zoning district may be increased depending on terrain, availability of services, or other factors; if modified, the minimum lot size shall be shown on the Zoning Map.

(d) Medium Density Residential (RM-1)

The Medium Density Residential (RM-1) Zone District permits a variety of residential development types, including single-family attached townhouses, condominiums, and apartments. Densities within the RM-1 Zone District may range up to twelve (12) units per gross acre (Amended 12/8/98, Ordinance No. 112).

(e) High Density Residential (RM-2)

The High Density Residential (RM-2) Zone District permits higher density residential development, including condominiums and apartments. Single-Family Detached Residential Development is prohibited in the RM-2 Zone District. Development is permitted at a density of up to twenty-five (25) units per gross acre (Amended 12/8/98, Ordinance No. 112).

(f) Very High Density Residential (RM-3)

The Very High Density Residential (RM-3) Zone District is intended to provide affordable rental and ownership units adjacent to shopping and employment areas. Single-Family Detached Residential Development is prohibited in the RM-3 Zone. Densities of up to thirty-five (35) units per gross acre are permitted (Amended 12/8/98, Ordinance No. 112).

9.20.020 Permitted Uses, Accessory Uses, Conditional Uses, and Temporary Uses

(a) Appendix A: Regulation of Uses by Zone District of this Development Code indicates the uses permitted in the residential zone districts. Residential uses represent the primary permitted uses, although other uses are allowed as accessory, conditionally permitted, and temporary uses, as indicated in Appendix A.

(b) Uses listed as conditionally permitted uses are subject to the review requirements and conditions contained in Chapter 9.130 of this Development Code. Temporary uses are subject to the review requirements and conditions contained in Chapter 9.155. Also, certain other uses such as churches may be subject to Special Use Standards outlined in Chapter 9.80.

(c) Second units (dependent housing) require the granting of a Conditional Use Permit. Guest houses are permitted as accessory uses.

(d) A second separate, detached single-family unit is permitted, subject to Conditional Use Permit review and approval, on any lot zoned R-A, R-R, or R-S, provided that the lot contains at least twice the minimum gross area required for the zoning district in which it is located, and further provided that the second unit meets all the development standards applicable to the zoning district in which it is located.

(e) Single-Family Detached Residential Development is prohibited in the RM-1, RM-2, and RM-3 Zone Districts (Amended 12/8/98, Ordinance No. 112).

9.20.030 Development Standards

Table 20-1 set forth the development standards that all residential units in Residential Zone Districts must comply with, except for residential uses in the Planned Development District or in a PD. For the applicable minimum standards for residential uses in the Planned Development District, see Chapter 9.45. For additional standards for residential lots within legal subdivisions in the Small Lot Overlay Districts as identified on the City of Chino Hills Zoning Map, see Section 9.20.090 (Amended 12/8/98, Ordinance No. 112).

TABLE 20-1
RESIDENTIAL ZONE DISTRICTS - DEVELOPMENT STANDARDS

	Zoning Districts					
Development Standard	**R-A**	**R-R**	**R-S**	**RM-1**	**RM-2**	**RM-3**
A. Minimum Lot Size (single-family detached) or Minimum Project Area (a)	5.0 ac	20,000 sf	7,200 sf	10,000 sf project area	20,000 sf project area	20,000 sf project area
B. Minimum Lot Width	150 ft.	150 ft.	50 ft. min 60 ft. avg	N/A(b)	N/A(b)	N/A(b)
C. Minimum Lot Depth	200 ft.	150 ft.	N/A	N/A(b)	N/A(b)	N/A(b)
D. Maximum Lot Coverage by:						
Buildings	N/A	N/A	40%	55%	60%	60%
Total Impervious Surface (Total of Buildings + all other impervious surfaces)	N/A	N/A	60%	75%	80%	80%
E. Maximum Coverage In Front Yard by Impervious Surfaces	50%	50%	50%	N/A	N/A	N/A
F. Maximum Density	1 du/ 5.0 ac	2 du/ 1.0 ac	6 du/ac	12 du/ac	25 du/ac	35 du/ac
G. Maximum Building Height (c)	35 ft.	35 ft.	35 ft.	35 ft.	42 ft.	42 ft.
H. Minimum Front Yard Setback						
• Primary structure	25 ft.	25 ft.	20 ft min. 22 ft. avg. (e)	25 ft.	25 ft.	20 ft.
• Garage	25 ft.	25 ft.	19 ft min., 21 ft avg. (e)	25 ft.	25 ft.	20 ft.
• Structures with Side Loaded Garages			16 ft min. for the garage or the primary structure			

TABLE 20-1 (continued)

Zoning Districts						
Development Standard	**R-A**	**R-R**	**R-S**	**RM-1**	**RM-2**	**RM-3**
I. Minimum Side Yard Setback:						
• Collector or Larger Street Side	25 ft.	25 ft.	25 ft.	25 ft.	25 ft.	25 ft.
• Local Street Side	15 ft.	15 ft.	15 ft.	20 ft.	20 ft.	20 ft.
• Other Side	20 ft.	20 ft.	7 ft. min. and an aggregate of 20 ft. per lot (f)	10 ft.	10 ft.	10 ft.
J. Minimum Rear Yard Setback	25 ft.	25 ft.	15 ft.	15 ft.	10 ft.	10 ft.
K. Minimum Usable Private Open Space	N/A	N/A	1,000 sf. (g)	250 sf/unit	250 sf/unit	200 sf/unit
L. Minimum Landscape Coverage	Refer to Landscape Manual	Refer to Landscape Manual	Refer to Landscape Manual	Refer to Landscape Manual	Refer to Landscape Manual	Refer to Landscape Manual

Abbreviations: sf = square feet; ft = feet; ac = acre; du = dwelling unit; N/A = not applicable

Notes for Table 20-1 (Residential Zone Districts – Development Standards):

(a) For additional and/or alternative minimum lot size standards for Single-Family Detached Residential Development or minimum project area standards:

1. In Small Lot Overlay Districts, see Section 9.20.90 (Small Lots Subdivisions) and Chapter 9.59 (Small Lot Overlay District); or
2. In Planned Development District, see Chapter 9.45 (Planned Development District).

(b) Lots created in these Districts shall comply with all standards of the RS Zone District.

(c) Exempt antennas as defined in this Development Code are exempt from the maximum height requirements.

(d) Setback.

1. Front Yard. The front yard setback is to be varied. The variation in the placement of each house on the individual lot shall be such that the front yard setback on two adjacent lots is not the same. Front yard setbacks must vary at least two (2) feet to satisfy this requirement

2. Side Yard. The minimum side yard setback is to be an aggregate of 20 feet for each lot and a minimum side yard setback of at least seven (7) feet must be provided on any given lot. Uniform side yard setbacks are

prohibited. Rather, the side yard setbacks on each lot are to be different so that the same setback is randomly dispersed throughout the Development in order to avoid the monotony which results from repeating the same side yard setback on each lot.

3. Rear Yard. The minimum rear yard setback is to be 15 feet. A flat, usable area with a minimum dimension of 15 feet is to be provided in the back yard and this area is not to include any area within the front yard and side yard setback.

For applicable development standards for residential uses in the Planned Development District, see Chapter 9.45 (Planned Development District), and for those that applicable in the hillside areas, see Chapter 9.15 (General Hillside Design Regulations).

(e) The "average setback" shall be measured for each side of each block of street, or for all the homes on a cul-de-sac. No two (2) adjacent structures or garages may have the same setback. Changes in the setback of adjacent structures or garages must be at least two (2) feet.

(f) A minimum separation distance between structures of at least ten (10) feet must be provided between structures located on adjoining properties in the R-S Zone District. The minimum side yard setback is to be an aggregate of 20 feet for each lot and a minimum side yard setback of at least seven (7) feet must be provided on any given lot. Uniform side yard setbacks are prohibited. Rather, the side yard setbacks on each lot are to be different so that the same setback is randomly dispersed throughout the Development in order to avoid the monotony which results from repeating the same side yard setbacks or other fire protection measures. Refer to Chapter 9.47 (Fire Safety Overlay Districts) of this Code fir further information on the setback and other requirements in effect for development within the Fire Safety Overlay Districts.

(g) Usable Backyard Area. At least one half of the 1,000 sf minimum required usable private open space shall be flat and usable. This 500 sf flat and usable area shall be located within the back yard and shall have a minimum dimension of 15 feet (Amended 12/8/98, Ordinance No. 112).

9.20.040 Minimum Residential Design Standards

The following minimum standards shall apply to all residential construction projects, including manufactured housing. Additional or alternative requirements may apply to substandard lots, as provided for in Section 9.20.090.

(a) All dwelling units shall have a minimum gross floor area of seven hundred fifty (750) square feet. The minimum dwelling unit width and depth shall be twenty feet (20'), measured from the exterior of the structure and excluding garages, porches, patios, eaves, cabanas, and bay windows.

(b) Siding material shall consist of stucco, wood, brick, stone, or decorative concrete block. Synthetic materials of a similar appearance and equivalent durability shall be permitted. Exterior siding shall extend to a point at or near grade. However, if an approved solid wood, metal, concrete, or masonry perimeter foundation is used, the siding need not extend below the top of the foundation.

(c) Roofing materials shall be Class "A" as defined by the Uniform Building Code.

(d) Utility hookups and an area shall be provided to accommodate installation of a clothes washer and dryer. The hookups and area shall be provided within the primary structure or within an enclosed accessory structure.

(e) For dwelling units located within a fire safety overlay district, additional standards apply. See Chapter 9.47 of this Development Code.

(f) Areas for trash receptacles and recycling containers shall be provided as required by the City of Chino Hills.

(g) Mobile homes or manufactured homes placed in residential subdivisions shall be designed and built to have an appearance similar to or in conformance with the predominating architectural style of homes on the street. This shall include, but not be limited to:

- Massing
- Roofing materials
- Compliance with Fire Overlay standards
- Building materials
- Window and architectural treatments

(h) Every Single-Family Detached Residential Development shall have a perimeter landscape buffer area between the Development perimeter wall or fence and any and all arterial/collector streets where the houses do not front on the street. This buffer area shall be a minimum of fifteen (15) feet in width and shall be permanently landscaped. The landscape buffer area shall be a separate lot; it shall not be included as part of any adjacent lot containing a residential unit. This area is to be provided between the perimeter wall of the Development and the sidewalk.

(1) The minimum size of the shrubs to be planted within the landscape buffer area shall be five (5) gallons. At maturity, the shrubs shall cover 60 percent of the landscaped buffer area.

(2) The trees to be planted within the landscape buffer area shall be a 50 percent ratio of 15 gallon and 24 inch box specimens.

(3) Ground cover shall be planted underneath of al the shrubs.

(4) Automatic irrigation shall be installed within the landscape buffer area, with separate valves provided to water the turf areas and shrub beds.

(5) If turf is installed within the landscaped buffer area, such turf shall be drought tolerant and shall not exceed 10 percent of the total planting area of the landscape buffer.

(6) Herbaceous perennials shall be planted as accent color and shall cover at least three (3) percent of the total planting area of the

landscape buffer. All perennials shall be a minimum of one (1) gallon in size.

(7) The landscape buffer area shall include such other improvements as deemed necessary by the City in order to achieve a fully landscaped appearance.

(i) A minimum of ten (10) percent of all single-family detached residential units in a Single-Family Detached residential Development shall be single story structures, including corner lots, unless the Planning Commission determines, pursuant to the process described in Section 9.20.045 (a) of this Development Code, that there are counterbalancing factors associated with the Development such that the intent of the Residential Design Guidelines will be met notwithstanding any modification or waiver. The single story requirements may be satisfied if the City finds, that the design of 10 percent of the residential units to be built as part of the Development, including those to be located on corner lots, is such that the units have a strong single story element at the front of the structure so as to minimize the appearance of bulk and overcrowding when viewed from the street. A single story element is defined as the first or lowest story in a building which qualifies as a story as set forth in the Uniform Building Code and which does not exceed fourteen (14) feet in height for the first twenty-five (25) feet from the front setback. Further, this single-story requirement may be modified or waived by the Planning Commission pursuant to the process described in Section 9.20.045 (a) of this Development Code. (Amended 12/8/98, Ordinance No. 112).

9.20.45 Residential Design Guidelines

(a) Administration

1. Intent and Purpose

The residential design guidelines are intended as objectives for building a diverse and lasting community with a strong identity and high quality residential development. It is envisioned that Single-Family Detached residential Development will be designed in such a manner as to create an attractive streetscape through implementation of site planning, architectural, and community design elements that result in variety and create visual interest. Single-Family Detached Development projects which are characterized by repetitious street scenes of nearly identical two-story houses built at the minimum setback lines are discouraged. Rather, high quality Single-Family Detached Residential Development is to be achieved through the use of combination of design concepts as enumerated in this section to create varied, interesting, and attractive streetscapes.

These guidelines are intended to complement the residential development standards, site planning, and design regulations contained elsewhere in this Development Code. They provide

design solutions and design interpretations of the City's various regulations in effect for residential development in the City of Chino Hills.

The guidelines are to be used by the Planning Commission during the City's design review process to ensure that the highest level of design quality is achieved while at the same time providing the flexibility necessary to encourage creativity and innovation. The Planning Commission shall be responsible for the design review of Single-Family Detached Residential Development projects.

While the overall intent of the guidelines shall be followed and every attempt shall be made to comply with the guidelines, compliance with any one specific guideline, or every single guideline, is not mandated for each project, unless the term "shall" is used specifically therein. Compliance with any one specific guideline may be modified or waived by the Planning Commission if the Commission determines that there are counterbalancing factors associated with the Development which ensure that it will be consistent with the overall intent of these guidelines. Anytime of specific guideline is modified or waived by the Planning Commission, the following must be identified: (1) the specified guideline modified or waived, (2) the rationale for such modification, (3) the counterbalancing factor, and (4) how the intent of the guidelines will continue to be achieved notwithstanding such modification or waiver.

2. Applicability

The provisions of this section shall apply to all Single-Family Detached Residential Development within the City, unless a model home for the same single-family detached residential product type in the same recorded parent tract has been previously approved by the Planning Commission. Any residential construction on vacant property, any structural additions which are equal to fifty (50) percent or more of the floor area of the existing on-site buildings, and any reconstruction projects which are equal to fifty (50) percent or more of the floor area of the existing on-site buildings shall adhere to these Residential Design Guidelines, where applicable.

For those applicants seeking building permits for units within a Single-Family Detached Development for which a tentative tract map was approved prior to the effective date of this Ordinance: (a) the 7,200 square foot minimum lot size, the 60-foot average minimum lot width, and the aggregate 20 foot minimum side yard setback do not apply as required by Section 9.20.030 of this Development Code and (b) all of the site planning and architectural guidelines of Section 9.20.045 (Residential Design Guidelines) of this Development Code apply, except for Subsections

9.20.045(b)(1)(a), 9.20.045(b)(1)(b), 9.20.045(b)(1)(d), 9.20.045(b)(1)(e), 9.20.045(b)(2)(b), and 9.20.045(b)(2)(c).

For those applicants seeking building permits for units within Single-Family Detached Residential Developments for which a Final Map has been recorded prior to the effective date of this Ordinance: (a) the 7,200 square foot minimum lot size, the 60-foot minimum average lot width, and the aggregate 20 foot minimum side yard setback do not apply as required by Section 9.20.020 of this Development Code and (b) all of the site planning and architectural guidelines of Section 9.20.045 (Residential Design Guidelines) apply, except for Subsections 9.20.045(b)(1)(a), 9.20.045(b)(1)(b), 9.20.045(b)(1)(d), 9.20.045(b)(1)(e), 9.20.045(b)(2)(b), and 9.20.045(b)(2)(c).

3. Interpretation

Whenever any provision contained elsewhere in this Development Code differs from those in this section, the more restrictive provisions shall apply, subject to the reasonable interpretation of the City.

4. Appeals

All actions and decisions of the Planning Commission or the Community Development Director as authorized by this section are subject to appeal as set forth in Section 9.100.060 (Appeals) of the Development Code.

5. Application Required

An application is required to initiate the City's design review process for Single-Family Detached Residential Development, per the provisions of Section 9.100.020 (Application Procedures) of the Development Code. A design review application shall be deemed complete when it contains all of the information requested by the Design Review Applications form on file in the Community Development Department.

6. Proceedings

(a) An application shall be filed pursuant to the provisions of Section 9.20.045(a)(5) and Section 9.100.020 (Application Procedures) of the Development Code. Upon acceptance of the Residential Review application as complete, the Community Development Director or his designee shall review it for conformance with the provisions of the Development Code. The Director shall prepare a

recommendation and forward a recommendation to, the application, and any other relevant materials to the Planning Commission Secretary. The Secretary shall schedule the matter for consideration concurrently with the approval of the tentative tract or parcel map, Preliminary Development Plan, Final Development Plan, or if none of the above are applicable at the next regularly scheduled Planning Commission meeting for which it is practical to provide the required notice.

(b) The Planning Commission shall hear and take action on the Residential Design Review application. The Planning Commission shall act to approve, conditionally approve, or deny the application. When taking its action, the Commission shall adopt a resolution containing its findings and decisions. The Resolution shall recite the facts and reasons which make the granting or the denial of the application necessary to carry out the intent and purpose of Section 9.20.045 (Residential Design Guidelines). If the application is approved, the Resolution shall include the conditions and limitations imposed, if any.

7. Required Findings

The Planning Commission, and the City Council on appeal, in acting to approve a residential Design Review application, may impose conditions as are reasonable necessary to ensure that the Single-Family Detached residential Development is consistent with the General plan, is compatible with the surrounding land uses, and is in conformance with the provisions and intent of this Development Code.

In making such a determination, the hearing body shall find:

(a) That the proposed Single-Family Detached Residential Development is consistent with the General Plan;

(b) That the proposed design and layout of the Single Family Detached Residential Development:

(1) Is sufficiently varied to avoid monotony in the external appearance; and

(2) Is in harmony with the appearance of other existing residences in the neighborhood, as well as those found throughout the community.

(c) That the plans for the Single-Family Detached Residential Development have properly implemented the Residential Design Guidelines set forth in this section of the Development Code.

(b) Site Planning Guidelines

An important goal of the single-family site planning guidelines is to create a functional and varied streetscape. It is the intent of this site planning guidelines to discourage Single-Family Detached Residential Developments where identical homes march down long, uninterrupted straight streets with no variation in building placement or the street scene.

All Single-Family Detached residential Developments will be evaluated by the Planning Commission for their conformity with the design guidelines contains in this section, with particular emphasis placed on meeting the following general and specific site planning criteria:

(1) General Site Planning Criteria

(a) Variation of the size, dimensions, and placement of the lots within a Single-Family Detached residential Development

The design of Single-family Detached Residential Developments shall be such that there is variation in the size, dimensions, and placement of the lots to avoid a repetitious street scene or nearly identical two-story houses built at the minimum setback lines. The size and width of the individual lots within a Development shall differ from another. This requirement is intended too create a variety and avoid monotony within a Development.

(b) Preservation of the existing mature trees and other significant features

The significant existing natural features of the project site shall be retained. These features shall be an integral part of the overall design and layout of the Single-family Detached Residential Development.

(c) Variation of the placement of the dwelling units on individual lots

The placement of the houses in the individual lots within a Single-Family Detached Residential Development shall be varied to create visual character and avoid repetition. The variation in the placement of each house on the individual lot shall be such that no dwelling unit on two or more adjacent lots are the same.

(d) Provision of neighborhood amenities (entrance treatment for the Single-Family Detached Residential Development, enhanced landscaping to create a mature appearance, decorative/accent paving, passive and active open space, et. Cetera.)

The design of Single-Family Detached Residential Developments shall include neighborhood amenities which orient and give focus to the neighborhood, thereby creating a sense of community and providing the residents opportunities to walk, jog, and bike. There is need to create a strong pedestrian and open space connections within and between neighborhoods. Usable outdoor areas, such as playgrounds, tot lots, small park, footpaths, et cetera shall be included as part of the overall design and layout of a new Single-Family Detached Residential Development so as to provide areas for residents to meet one another and to recreate.

(e) Enhance treatment of drainage courses and drainage structures

The color treatment of drains and other drainage structures is encouraged. Natural drainage courses shall be preserved and integrated into the overall layout and design of the Single-Family Detached Residential Development.

(f) Enhanced treatment of walls

The walls constructed within a Single-Family Detached Residential Development shall reflect quality and shall complement the architectural style of the Development within which they are located. The materials of the walls shall be such that they are permanent. Decorative walls (i.e., masonry) shall be provided at the edges of the Single-Family Detached Residential Development and along the streets. Such walls are to include architectural embellishments, whenever the walls are visible from any street and/or common areas with a Development. All walls and fences shall be constructed of durable materials such as masonry, masonry combination, stone, brick, concrete, wrought iron (tubular steel), or other type of material as may be approved by the Planning Commission or the Community Development Director for durability, aesthetics, and sound attenuation purposes. No wood fencing shall be permitted; this prohibition against wood fencing is not applicable to fencing used as part of multi-purpose tails. No barbed wire, razor ribbon, or other similar temporary material shall be permitted as a wall and/or fencing material. The setback of the walls in a Single-Family Detached Residential Development shall be varied, especially when they are located adjacent to major streets (arterials/collector streets), in order to increase visual interest.

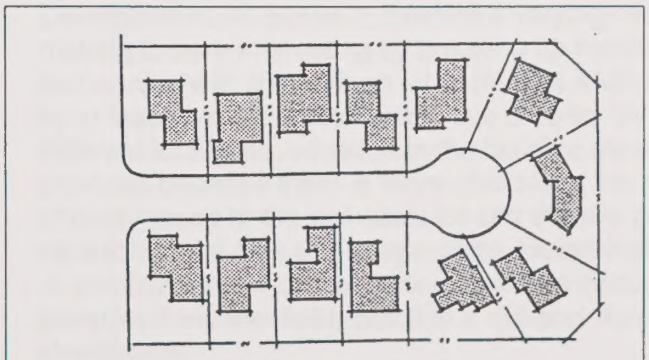
(g) Other amenities unique to the project

In addition to entrance treatments, enhanced landscaping, and passive and active open space, other amenities shall be of a new Single-Family Detached residential Development in order to provide opportunities for the residents to enjoy, meet, and recreate within their community. The provision of street furniture, such as benches, trash containers, fountains, planting pots, ornamental streetlights, and other appropriate amenities, is encouraged. Such amenities shall be provided in all Single-Family Detached residential Development within parkways and common areas, in order to create visual interest and address pedestrian needs.

(2) Specific Site Planning Criteria

(a) Variable Front Yard Setbacks

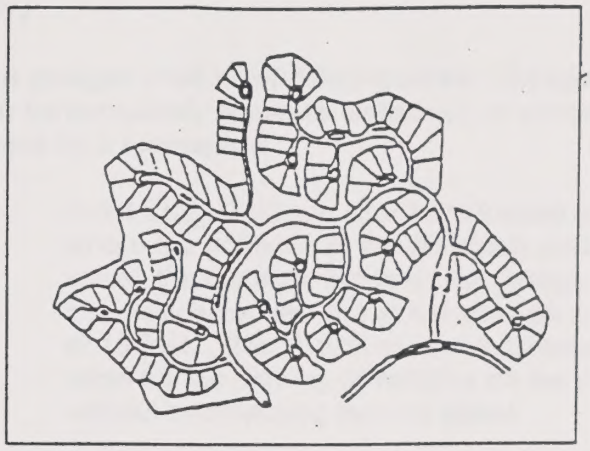
Varied and staggered setbacks of the houses on the individual lots are encouraged in order to avoid monotony of repetitive setbacks. The variation in the placement of each house on the individual lot shall be such that the front yard setback on two adjacent lots are not the same. Front yard setbacks must vary by at least two (2) feet to satisfy this criteria.



Varied Front Setbacks

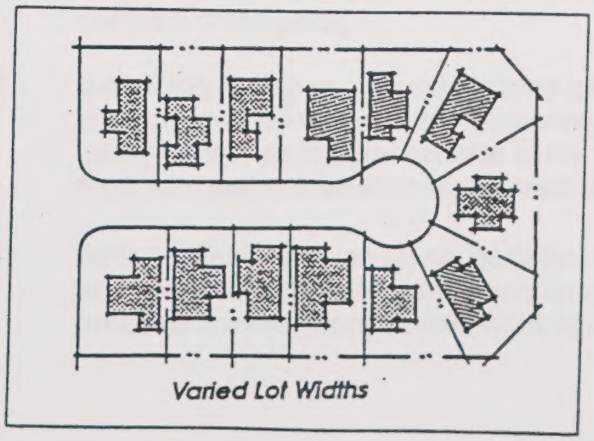
(b) Curvilinear Streets

Curvilinear streets are encouraged. On straight roads, knuckles or cul-de-sacs are to be used in order to limit the length of straight stretches. Occasional curves change the street scene. Curves that seem very slight are readily perceived by the driver and interrupt the line of sight, thus creating a variable street scene.



(c) Variable Lot Widths

Single-Family Detached residential Developments shall include lots of variable widths with some lots being wider that the others. The use of different lot widths throughout a Development will assist in creating a varying streetscape, making it more interesting by breaking up the monotony that occurs with the uniform lot widths; lot widths must vary by at least five (5) feet to satisfy this criteria. By using different lot widths, variation in the building mass is provided because there is more diversity in the placement of each house in the individual lot and there is greater variation in the size and shape of the footprint of the house. A continuous row of the same lot width is discouraged because it will inevitably result in a dull and repetitive streetscape.



(d) Variable Garage Placement and Orientation

The placement of garages on the individual lots shall be varied. Further, the garages shall be designed to reduce their visual impact in the street. The visual dominance of garages on streets shall be minimized by locating garages at the front, rear, or side of the house with a front or side entry.

The garages shall be of differing sizes. Garage elements can be completely separate, detached, or connected to the house by a breezeway.

(1) Front Entry Garages. For front loaded garages where the entrance to the garage is parallel to the street, the distance between the garage door in the closed position and the street shall be a minimum of 19 feet. This 19 foot minimum dimension is to allow for the parking of vehicles on the driveway without encroaching into the street.

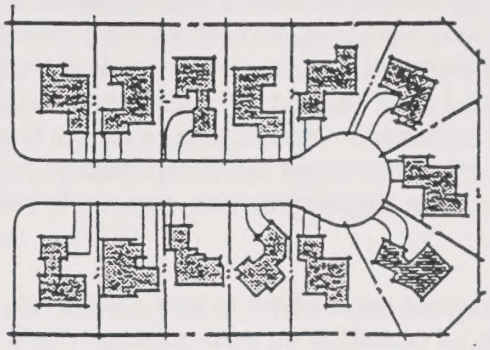
Garages located at the front of the house shall have a strong single story element at the front of the structure, unless the Planning Commission determines, pursuant to the process described in Section 9.20.045(a) of this Development Code, that there are counterbalancing factors associated with the Development which ensure that the intent of the Guidelines will be met notwithstanding such modification or waiver.

The purpose of this single story element requirement is to minimize the appearance of bulk and overcrowding when viewed from the street. The single story element of the garage is to provide relief and an architectural transition into the two (2) story massing of the remainder of the structure. The transition from the single story to the second story shall not occur any closer than 15 feet from the front of the garage.

(2) Side Entry Garages. For side loaded garages with access provided from a curved driveway (where garage entrance is perpendicular to the street), the front yard setback shall be a minimum of 16 feet.

(3) Split, tandem (for three [3] car garages), detached, and perpendicular garages are encouraged to break up the monotony which would otherwise

(4) All garages shall have roll up garages.



Varied Garage Placement and Orientation

(c) ARCHITECTURAL GUIDELINES

(1) Building Massing/Scale and Style

Massing/Scale

Mass is the three dimensional bulk of a structure: its height, width, and depth. Scale is the size and magnitude of a structure as distinguished from its shape, which is the form of a building created by its outline. The mass and scale of a building should relate to its use as a single-family residence. Each residence should be designated at a human scale so as not to overwhelm or dominate its surroundings.

Style

There is no particular architectural "style" required for single-family residences. Rather, the focus is to be on developing a high quality residential environment, a neighborhood. The appearance of the houses, including their architectural style, should be compatible with the character of the neighborhood, including harmonious and unified style, form, size, color, material, and roofline. However, each of the individual houses should be distinguishable from one another. The mixing of various elements from distinctly different architectural styles should be avoided. The creation of houses with a classic and/or vintage style using scale, proportion, and materials is encouraged so as to create a strong sense of place.

(2) Enhanced Architectural Treatment

The Ornamentation of the facades and variation in the massing of the structures give them richness and scale. All residential units shall include enhanced architectural treatment on all elevations (i.e. 360 degree architecture) that are visible from any street and/or

shall include enhanced architectural treatment on all elevations (i.e. 360 degree architecture) that are visible from any street and/or common area within a Development unless otherwise approved by the Planning Commission through the design review process. Long, flat, uninterrupted exterior walls or roof plans shall be avoided on all structures. All walls if the houses shall have "relief" to create visual interest and to cast shadows. Enhanced architectural treatment includes porches, tower elements, balconies, ornamented chimneys, and other highly articulated architectural features.

Variation in the roof planes and use of ornamental elements on the roof is encouraged. Such variation may be achieved by changed in plane and/or the use of traditional roof forms such as gables, hips, sheds, and dormers. When appropriate to the architectural style, moderate roof overhangs of at least 18 inches shall be provided in order to create strong shadow lines. Both vertical and horizontal articulation of each individual roof is encouraged: long, unbroken roof lines are to be avoided. Roof lines are to be representative of the design and scale of the units under them. The pitch and scale of the roof is to be in proportion to the size of the house. The bulk of a building may be reduced by breaking the roof form into smaller parts. Flat roofs are generally discouraged, unless they are appropriate to the architectural style. Roof mounted equipment is prohibited.

(3) Varied Structure Design

The design of the houses within each Single-Family Detached Residential Development shall be varied to create visual interest and diversity in the street scene. Excessive repetition of single-family houses with near identical elevations shall be avoided. A significant difference in the massing and composition (not just the finish materials) of each adjacent house is to be accomplished. One exterior design shall not be repeated more frequently than each fourth house. The elevations of the houses within a Single-Family Detached Residential Development are to be varied as follows:

Number of Houses	Minimum Number of Different Elevations*
5-10	3
11-20	4
21-40	5
41-60	6
61-80	7
Over 81	1 Additional For Each 40 du's

* Reverse footprints, alternate orientation of 90 degrees or greater, or alternate garage orientation (i.e., side entry or detached) may be counted as additional elevations.

(4) Materials

The choice and mix of materials on the facades of the houses and the garage doors is important in providing an attractive living environment. Any materials applied to the exterior elevation shall be integrated into the overall architecture of the building so that the materials do not appear to be artificial or otherwise tacked onto the structure. Piecemeal embellishment and frequent changes in the type of materials applied to the building exterior shall be avoided. Whenever a building can be viewed from any street and/or common areas within a Development, the visible elevations shall be architecturally treated, unless otherwise approved by the Planning Commission through the design review process.

(5) Vents and Downspouts

Roof flashing, rain gutters, and downspouts, vents, and other roof protrusions shall be finished to match the adjacent materials and/or colors. The use of copper, bronze, verdigris, or aged finishes is encouraged.

(6) Equipment Screening

Roof mounted equipment is prohibited. Any equipment placed on the ground shall be shielded and architecturally screened from view from on-site parking areas, on-site common areas within the Development, any street from a point immediately adjacent to the site, and adjacent residentially zoned properties at the same elevation. The method of equipment screening shall be architecturally compatible with the design of the house in terms of materials, color, shape, and size. Satellite dishes, air conditioners, and pool equipment shall not be located in the front yard; rather, they shall only be located in the rear and side yards so as to be screened from view of the adjoining properties and the street.

(7) Walls

a. Walls are to be constructed of durable materials, such as masonry, masonry combination, stone, brick, concrete, or other approved masonry. Walls shall include a finish. Finishes may be plaster, stucco, molded, patterned, or any other texture that adds interest. Walls are to include pilasters at appropriate intervals throughout the Development and at least at every property line. Additionally, all walls that are visible from any street and/or common area within a Development are to include copings. The walls shall be designed to be of such a style and consisting of such materials and colors which complement the Development within which they are located.

b. Other wall materials to be located within a Single-Family Detached Residential Development shall include wrought iron (tubular steel), tile insets, grillwork, plexiglass, or other materials as may be approved by the City for durability, aesthetic, and/or sound attenuation purposes. No wood fencing shall be permitted; this prohibition against wood fencing is not applicable to fencing used as part of multi-purpose trails. No barbed wire, razor ribbon, or other similar temporary materials shall be permitted as a wall material.

c. Both sides of all walls should be architecturally treated, whenever visible from any street and/or common area within the Development. All walls and fences shall complement the architectural style of the Development within which they are located. They shall be designed to be decorative, including architectural embellishments, whenever the walls are visible from any street and/or common area within a Development. All walls and fences shall be constructed of durable materials such as masonry, masonry combination, stone, brick, concrete, wrought iron (tubular steel), or other type of material as may be approved by the Planning Commission or Community Development Director for durability, aesthetic, and/or sound attenuation purposes.

(8) Garage Doors

Garage doors shall appear to be set into the walls of the garage or the house rather than being flush with the exterior wall of the garage or the house. A variety of compatible designs are to be used throughout a Single-Family Detached Residential Development so as to insure visual interest and avoid monotony. The design of the garage door is to relate to the particular architectural style of the house."

9.20.050 Multi-Family Housing - Additional Standards

(a) Open Space Requirements

All multi-family developments with ten (10) or more dwelling units shall provide a minimum of three hundred (300) square feet of a combination of private and common usable open space per unit. Table 20-2 indicates the minimum open space dimensions for usable common and private open space areas. The City may, at its discretion, include private patios, decks, or balconies in the calculation of open space provided within a development.

TABLE 20-2
USABLE OPEN SPACE DIMENSIONS
FOR MULTI-FAMILY DEVELOPMENTS

Type of Usable Open Space	Minimum Area Per Unit	Minimum Length	Minimum Width
1. Common	150 sf	12 ft	12 ft
2. Private	See Table 20-1	10 ft	10 ft

(b) Trash Receptacles

Trash receptacles shall be provided consistent with the requirements of Title 16 of the Municipal Code. Areas for recycling containers shall be provided as required by the City of Chino Hills.

(c) **Parking Space Location**

Parking spaces shall be provided as specified in Chapter 9.65 of this Development Code.

(d) **Required Building Separation**

The building separation requirements outlined in Table 20-3 shall apply to any lot containing two or more dwelling units located in separate, detached structures. The required separations shall be between opposite exterior walls of any buildings containing dwelling units. In the event that more stringent requirements are imposed by the Uniform Building Code or FR1 or FR2 (Fire Safety Overlay) zone districts, the more stringent regulations shall apply.

TABLE 20-3
MINIMUM BUILDING SEPARATION
FOR MULTI-FAMILY DEVELOPMENTS

Height of Building[1]	Minimum Required Separation
Less than 25 ft.	20 ft.
25 to 45 ft.	35 ft.
Greater than 45 ft.	50 ft.

1. Where buildings of different heights are adjacent, the standard for the taller building shall apply.

9.20.060 Mobilehome Parks

(a) **Purpose**

The purpose of this Section is to provide regulations for the location, design, and improvement of mobilehome parks, as defined by Section 18214 of the Health and Safety Code.

(b) **Other Regulations**

The provisions of the Mobilehome Parks Act, California Health and Safety Code, Division 13, Part 2.1 and the applicable regulations adopted pursuant thereto by the State Department of Housing and Community Development are hereby adopted as a part of this Section. It shall be the duty of the County Department of Environmental Health Services to enforce all of the provisions of said Act pertaining to the construction, alteration, or modification of all manufactured dwelling units within mobile home parks. Construction only of all other structures shall be subject to the review and approval of the Community Development Department and the Building and Safety Division. It shall be the duty of the County

Department of Environmental Health Services to enforce all the provisions pertaining to permits for the operation, maintenance, use, occupancy, sanitation, and safety of all mobilehome parks.

(c) Establishment of Mobilehome Parks

(1) A Conditional Use Permit (CUP) application shall be filed pursuant to the requirements of Chapter 9.130. Each CUP application filed pursuant to this Section shall be in compliance with the General Plan, Specific Plan, and any adopted amendment(s) thereto.

(2) Each map or plan completed for the CUP application shall be prepared by an architect, professional engineer, or other person qualified to do such work. The map shall be drawn at a scale of one inch (1") equals fifty feet (50') or less. Information required shall be as specified by the CUP application packet.

(d) Standards of Design and Improvements

(1) Minimum Areas - Manufactured housing parks shall be developed on a parcel of land at least ten (10) acres in area.

(2) Drainage and Flood Hazard - The park shall be located on a well-drained site, properly graded to provide for adequate runoff. The site shall be free of flood hazard from external sources. The Community Development Director may require dedications and improvements which will ensure proper protection of the park in accordance with this Section.

(3) Streets and Highways - The Community Development Director may require dedication and improvements on streets and highways abutting the proposed park in accordance with the Circulation Element of the General Plan and established widths of local and collector streets.

(4) Lot/Space Area and Dimensions - Each lot or space shall contain a minimum area of three thousand five hundred (3,500) square feet with a minimum width of forty feet (40') fronting on a driveway and a minimum depth of seventy feet (70'). However, the following exceptions shall apply:

A. Lots larger than the above minimum sizes may be required where it is determined that increased lot size will be consistent with the general pattern established by manufactured housing parks in the vicinity, or be necessary to accommodate manufactured home sizes proposed by the CUP.

B. Lots on curved driveways or cul-de-sacs, where lot lines are either converging or diverging from the front to the rear of the lot, shall have an average width at least thirty feet

(30'), but in no case shall the frontage on a driveway be less than twenty-five feet (25').

(5) Distance Between Units - Mobilehomes shall be spaced in accordance with the requirements of Title 25 of the California Code of Regulations.

(6) Lot Coverage - Maximum lot coverage shall be as specified in Title 25 of the California Code of Regulations.

(7) Required Perimeter Landscaping - A landscaped parkway of at least twenty feet (20') in width shall be provided along the entire perimeter of each mobilehome park where the park is adjacent to a public roadway.

(8) Private Roads Within a Park - Roads within parks shall be designed to provide reasonable and convenient traffic circulation and shall meet the following minimum standards:

A. No road shall be less than thirty-three feet (33') wide if car parking is permitted on one side of the road, and not less than forty-one feet (41') wide if car parking is permitted on both sides.

B. The entire width of the roads within manufactured housing parks shall be surfaced with a minimum of two inch (2") thick asphalt, concrete, plant mix, or other approved material.

(9) Parking - Parking shall be provided as specified in Chapter 9.65 of this Development Code.

(10) Walkways - Walkways shall be provided to permit reasonably direct access to all lots, service buildings, and other areas or buildings used by occupants of the manufactured homes. Collector walkways serving utility buildings, playgrounds, and other general areas shall be four feet (4') wide or more, and individual entrance walks to each manufactured home site shall be at least two feet (2') wide. All walkways shall be constructed of asphalt, concrete, or other approved materials which will permit all-weather pedestrian movement.

(11) Vehicle Storage - Common storage areas shall be provided for the residents of the park for the storage of recreational vehicles, trailers, travel trailers, and other licensed or unlicensed vehicles. This area shall total not less than fifty (50) square feet for each lot. All storage on a lot shall be in accordance with the provisions of Title 25 of the California Code of Regulations.

(e) Subdivisions of Mobilehome Parks

Subdivision of mobilehome parks shall comply with all appropriate design standards established by this Section and all applicable State and City subdivision requirements.

9.20.070 Residential Condominium Conversions

(a) Purpose and Intent

This Section provides standards and criteria for converting multi-family dwellings, including dwelling units in a rental manufactured housing park, to residential condominium, stock cooperative, and community apartment types of ownership. The standards and criteria promote the retention of affordable housing and promote design quality.

(b) Standards

The conversion shall be designed to comply with all applicable development standards of the zoning district in which it is located. In addition, the following standards shall apply:

(1) Conversion projects shall provide high quality urban design by the provision of architectural enhancement, high quality landscaping, and high quality construction.

(2) Privacy between residential units shall be enhanced through urban design, insulation, and other means.

(3) An individual gas and/or electrical metering system shall be provided for each dwelling unit.

(4) Where individual trash and recycling pick-up is not provided, common trash and recycling storage shall be provided within a totally walled structure six feet (6') in height. The enclosure or enclosures shall be located within two hundred feet (200') of all dwelling units.

(5) Conversion requires approval of a Tentative Tract or Parcel Map pursuant to the requirements of Title 7 of the Municipal Code. The application for conversion must also include the following additional information:

A. A detailed report by licensed certified professionals describing the condition of all structural, electrical, plumbing, and mechanical elements of the existing development, including noise insulation, and the estimated cost of repair or improvement, if any, in a form acceptable to the City.

B. A complete and current mailing list and two (2) sets of addressed stamped envelopes of all tenants occupying the subject property as specified by the Department of Community Development shall be submitted and utilized to provide notice of the public hearing for consideration of the application for conversion.

(c) Tenant Provisions

Each application for conversion shall include assurance that the following provisions of the Government Code will be or have been satisfied: Government Code sections 66452.8, 66452.9, 66427.1, and any other requirements of the applicable law requiring that tenants or potential tenants receive notice regarding conversion.

9.20.080 Dependent Housing ("Granny Flats")

Dependent Housing may be built on single family lots, subject to the following requirements:

(a) The lot on which the proposed dependent housing unit is to be located must have a minimum area of six thousand (6,000) square feet and a minimum width of sixty feet (60').

(b) A legal, conforming primary dwelling unit shall exist on the lot. Any building code violations existing in the primary dwelling unit shall be corrected to the satisfaction of the City prior to the occupancy of the dependent housing unit.

(c) The dependent housing unit must be detached from the primary dwelling unit. A minimum ten foot (10') separation must be provided between the primary unit and the dependent housing unit. No travel trailers shall be permitted as dependent housing units. A mobile home may be used as a dependent dwelling unit, provided it is at least four hundred (400) square feet in size.

(d) The dependent housing unit shall contain no more than eight hundred forty (840) square feet of gross floor area and shall not exceed the size of the primary dwelling unit.

(e) The dependent housing unit shall conform to the height, setback, lot coverage, and other development standards applicable to construction of primary dwelling units in the zone district in which the unit is proposed to be located.

(f) The architectural treatment of the dependent housing unit shall generally match that of the primary dwelling unit.

(g) The dependent housing unit shall not extend beyond the primary dwelling unit, where the primary unit faces a right-of-way.

(h) No additional parking for the dependent unit shall be required if existing off-street parking complies with Chapter 9.65 of this Development Code, or if the resident(s) of the dependent unit is incapable of operating a motor vehicle. If existing parking is non-conforming, one additional space shall be provided for the dependent unit. The parking space must meet the access, paving, and other applicable requirements contained in Chapter 9.65.

(i) The applicant must be the owner of the primary and dependent units and must occupy either the primary dwelling unit or the dependent housing unit.

(j) The occupants of the dependent housing unit shall fall within one of the following categories:

(1) One (1) or two (2) adults of minimum age sixty (60) who are dependents of the residents of the primary unit; or
(2) Persons who are court-appointed conservatees of a resident of the primary unit; or
(3) Persons who are members of a very-low-income household as specified in Section 50105 of the Health and Safety Code <u>and</u> are related to the primary unit residents by birth, marriage, or adoption.

(k) A covenant shall be recorded on the property which indicates that the dependent housing unit is intended for use only as authorized by this Section, and in which the owner agrees upon termination of its authorized use to remove or otherwise retrofit the unit or to seek other City approval to allow the unit to remain in conformance with the requirements of this Development Code.

(l) For the purposes of subsection k, "retrofit" shall mean removal of the kitchen or other cooking facilities, or other modifications specified by the Community Development Director.

(m) The permittee shall submit written notification to the Community Development Department of any change in residency in the dependent housing unit.

9.20.090 Small Lot Subdivisions

The following regulations shall apply to all residential lots within legal subdivisions within Small Lot Overlay Districts as identified on the City of Chino Hills Zoning Map. The Small Lot Overlay may be applied where the lots do not conform to the minimum lot size requirements contained in Section 9.20.040 of this Development Code.

(a) Minimum Dwelling Unit Size

All dwelling units shall have the minimum gross floor area specified in Section 9.20.040(a).

(b) Lot Merger Requirements

(1) Wherever a property owner owns two (2) or more adjoining lots, the owner shall be required to merge the two (2) or more lots to create a standard-sized lot prior to the issuance of any development permit on any of the lots if the lots fail to meet the size requirements of this Section. The merger shall be accomplished pursuant to the provisions of Title 7 of the Municipal Code.

(2) Prior to the issuance of any development permit, the Community Development Director may require an applicant to submit a record of ownership to determine whether adjoining lots are in common ownership. The documentation shall show the record ownership of the subject lot and all lots sharing a common side or rear lot line with the subject lot, on or after the imposition of this requirement and up to the time of application for a building permit.

(c) Yard Requirements

(1) The front yard setback for a structure or garage may be reduced to no less than fifteen feet (15'). Average front yard setbacks specified in Table 20-1 of this Chapter shall not apply.

(2) Each side yard setback of each lot shall be no less than five feet (5'), provided a minimum distance between structures of ten feet (10') is provided.

(d) Evidence of Water and Sewer Service

A letter from the Public Works Department shall be submitted to the Community Development Department certifying that adequate line and storage capacity exists or will exist to serve the proposed dwelling at the time of occupancy and that arrangements have been made to serve each dwelling with a potable water system. This requires that the water main be in place to serve the subject property or that financial arrangements have been made with the City for installation of the water main.

Either 1) A letter from the City Engineer certifying that an adequate sanitary sewage disposal system exists or will exist or 2) a letter from the County Department of Environmental Health Services that an adequate subsurface disposal systems exists or will exist to serve the proposed dwelling at the time of occupancy must be submitted. Where subsurface disposal is proposed, verification must be provided from the appropriate agency(ies) that the system meets or will comply with all applicable standards and codes. This may include but not be limited to submission of a percolation test.

(e) **Survey Requirements**

The applicant shall submit evidence to the City Engineer that each lot has been surveyed and staked in accordance with the provisions of the Land Surveyors Act and Subdivision Map Act, or evidence of a past survey shall be submitted as being in conformance with these Acts.

9.20.100 Special Development Standards for Tract 2557 (Los Serranos Area)

Tract 2557 lies within a natural drainage course. About half the area within the tract is subject to inundation during storms. In order to adequately protect the safety and welfare of local residents, the following development standards shall apply within the tract:

(a) Finished floors for residential structures shall be elevated a minimum of one foot (1') above the finished centerline elevation of the street for all lots which are located west of or adjacent to Carmelita Avenue within Tract 2557.

(b) Finished floors for residential structures shall be elevated a minimum of one-and-one-half feet (1½') above the finished centerline elevation of the street for all lots which are located east of or adjacent to Monterey Avenue within Tract 2557.

9.20.110 Storage of Recreation Vehicles

The storage of boats, travel trailers, and other recreational vehicles on residential lots shall be permitted subject to the following:

(a) The open of storage of boats, travel trailers, and other recreational vehicles is permitted on residential lots subject to the requirements contained in §9.65.050(a) of this Code.

(b) Portable, semi-permanent, or permanent covers used to protect boats, travel trailers, or recreational vehicles from the sun and weather may be used, provided that:

- Such structures are located entirely behind the front setback line of the lot,
- Sufficient distance, as required by the Uniform Building Code, is provided between the structure and any inhabited building,
- The boat, trailer, or vehicle under the cover is parked consistent with the requirements of §9.65.050(a) of this Code, and
- The cover is maintained in good repair.

A maximum of one (1) such cover may be used for each ten thousand (10,000) square feet of lot area.

WORKING DRAFT
NOVEMBER 21, 2000

DRAFT ORDINANCE

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CHINO HILLS, AMENDING TITLE 9 OF THE CHINO HILLS DEVELOPMENT CODE, PLANNING AND ZONING, MODIFYING THE SECOND UNIT AND DEPENDENT HOUSING REGULATIONS AND ADDING DENSITY BONUSES AND OTHER INCENTIVES FOR AFFORDABLE HOUSING PROJECTS

THE CITY COUNCIL OF THE CITY OF CHINO HILLS DOES ORDAIN AS FOLLOWS:

SECTION 1. The City Council of the City of Chino Hills does hereby find, determine, and declare that:

A. The additions and amendments modifying the Second Unit and Dependent Housing regulations and adding Density Bonuses and other incentives for Affordable Housing Projects, as set forth in this Ordinance (Case #00DCA02), are needed in order to ensure that the Development Code is consistent with the provisions of State law.

B. The Planning Commission adopted a Resolution of Intention initiating the additions to the Development Code and the amendments thereto (Case #00DCA02) modifying the Second Unit and Dependent Housing regulations and adding Density Bonuses and other incentives for Affordable Housing Projects.

C. An Initial Study ("Initial Study") was conducted on the additions to, and amendments of, Title 9 of the Chino Hills Municipal Code, Planning and Zoning, in accordance with the California Environmental Quality Act ("CEQA"), Public Resources Code Section 21000 *et seq.*, the State CEQA Guidelines, and the City of Chino Hills Local Guidelines for Implementing CEQA.

D. The Planning Commission of the City of Chino Hills held duly noticed public hearings on the additions to the Chino Hills Development Code and the amendments thereto and recommended to the City Council that they be approved.

E. The City Council of the City of Chino Hills conducted a duly noticed public hearing pursuant to applicable law to consider the Initial Study and the Development Code Amendment, Case #00DCA02.

F. Notice of the City Council's public hearing was provided pursuant to Government Code Section 6062 and Sections 9.100.040 (Notice of Public Hearings) and 9.100.050 (Hearings and Effect of Actions) of the Chino Hills Development Code.

G. Public testimony on the Initial Study and the Development Code Amendment was invited, received, and fully considered by the City Council at its public hearing.

H. The City Council considered the Initial Study together with any comments received during the public review process and finds, based upon its independent review, that there is no substantial evidence that the Development Code Amendment, amending Title 9 of the Chino Hills Municipal Code, will have a significant effect on the environment.

I. After considering the recommendations of the Planning Commission, the City Council made the following findings for the Development Code Amendment that:

1. The Amendment is consistent with the goals, policies, and objectives of the General Plan because it will assist in facilitating development of affordable housing as set forth in the City's Housing Element; and

2. The Amendment will not adversely affect surrounding properties because none of the City standards and requirements for new development are being reduced at this time. Any such reductions would be reviewed on case-by-case basis and could not be approved without the City Council first having made a determination that the reduction would not have an adverse affect on adjacent property or the permitted use thereof.

SECTION 2. The City Council of the City of Chino Hills does hereby amend Subsection (c) of Section 9.20.020, Permitted Uses, Accessory Uses, Conditional Uses, and Temporary Uses, of the Chino Hills Municipal Code to read, as follows:

"(c) Dependent housing ("Granny Flats") is permitted subject to the granting of a Conditional Use Permit, pursuant to the provisions of Chapter 9.130 of this Development Code. A dependent housing unit may be built on a single family lot in the R-A, R-R, or R-S Zoning District, provided that the standards and requirements set forth in Sections 9.20.030, 9.20.045, and 9.20.080 of this Chapter are met. Guest houses are permitted as accessory uses."

SECTION 3. The City Council of the City of Chino Hills does hereby amend Subsection (d) of Section 9.20.020, Permitted Uses, Accessory Uses, Conditional Uses, and Temporary Uses, of the Chino Hills Municipal Code to read, as follows:

"(d) A second separate, detached single-family unit is permitted, subject to the granting of a Conditional Use Permit on any lot zoned R-A, R-R, or R-S, provided that:

1. The lot contains at least twice the minimum gross area required for the zoning district in which it is located;

2. The second unit meets all the development standards applicable to the zoning district in which it is located;

3. The second unit is no larger than 1200 square feet;

4. The second unit is the same architectural style as, or it is a style that is complementary to, the primary dwelling unit, subject to design review approval by the Planning Commission;

5. Additional parking is provided for the second unit in an amount not to exceed one parking space per unit or per bedroom or as otherwise determined to be adequate by the Planning Commission;

6. The second unit has a separate meter for utilities; and

7. The second unit has adequate water supply and sewer services."

SECTION 4. The City Council of the City of Chino Hills does hereby amend Section 9.20.080, Dependent Housing ("Granny Flats"), of the Chino Hills Municipal Code to read, as follows:

"9.20.080 Dependent Housing ("Granny Flats")

A dependent housing unit may be built on a single-family lot located in the R-A, R-R, or R-S Zoning District, subject to the following requirements:

(a) The lot on which the proposed dependent housing unit is to be located must have a minimum area of that is at least equal to the minimum lot size of the zoning district in which it is located.

(b) A legal, conforming primary dwelling unit shall exist on the lot. Any building code violations existing in the primary dwelling unit shall be corrected to the satisfaction of the City prior to the occupancy of the dependent housing unit.

(c) If the dependent housing unit is detached from the primary dwelling unit, a minimum ten foot (10') separation must be provided between the primary dwelling unit and the dependent housing unit. No travel trailers shall be permitted as dependent housing units.

(d) The dependent housing unit shall contain no more than 640 square feet of gross floor area and shall not exceed the size of the primary dwelling unit.

(e) The floor area of an attached dependent housing unit shall not exceed 30% of the existing living area of the primary dwelling unit.

(f) The dependent housing unit shall conform to the height, setback, lot coverage, and other development standards applicable to construction of primary dwelling units in the zone district in which the unit is proposed to be located.

(g) The dependent housing unit shall be the same architectural style as, or it is a style that is complementary to, the primary dwelling unit, subject to design review approval by the Planning Commission pursuant to Section 9.20.045 (Residential Design Guidelines) of this Development Code.

(h) The dependent housing unit shall not be located closer to the street right-of-way than the primary dwelling unit, where the primary unit faces a street right-of-way.

(i) No additional parking shall be required for the dependent housing unit if the existing off-street parking complies with Chapter 9.65 of this Development Code. If the existing off-street parking is non-conforming, one additional space shall be provided for the dependent housing unit. The parking space must meet the access, paving, and other applicable requirements contained in Chapter 9.65.

(j) The applicant must be the owner of both the primary and the dependent housing unit and must occupy either the primary dwelling unit or the dependent housing unit.

(k) The occupants of the dependent housing unit shall fall within one of the following categories:

(1) One occupant shall be of minimum age sixty-two (62); or

(2) One occupant shall be a person who is a court-appointed conservatee of a resident of the primary dwelling unit; or

(3) One occupant shall be a person who is a member of a very-low-income household as specified in Section 50105 of the Health and Safety Code and who is related to the residents of the primary dwelling unit by birth, marriage, or adoption.

(l) A covenant shall be recorded on the property which indicates that the dependent housing unit is intended for use only as authorized by this Section, and in which the owner agrees upon termination of its authorized use to remove or otherwise retrofit the unit or to seek other City approval to allow the unit to remain in conformance with the requirements of this Development Code.

(m) For the purposes of subsection k, "retrofit" shall mean removal of the kitchen or other cooking facilities, or other modifications specified by the Community Development Director.

(n) The permittee shall submit written notification to the Community Development Department of any change in residency in the dependent housing unit.

(o) The dependent housing unit shall have adequate water supply and sewer services."

SECTION 5. The City Council of the City of Chino Hills does hereby amend Chapter 9.200, Definitions and Illustrations of Terms, of the Chino Hills Municipal Code to read, as follows:

"Section 9.200.050 "D" - Definitions and Illustrations

Dependent Housing Unit – A dwelling unit provided either as a detached or attached accessory unit to a primary dwelling unit on a parcel zoned for one (1) single-family residence, provided the accessory unit is intended for:

(a) An occupant that is an adult of minimum age sixty-two (62); or

(b) A person or persons who are a court-appointed conservatee or conservatees of a resident of the primary dwelling unit; or

(c) A person or persons of a very-low-income household as specified in Section 50105 of the Health and Safety Code that is/are related to the residents of the primary dwelling unit by birth, marriage, or adoption."

SECTION 6. The City Council of the City of Chino Hills does hereby amend Chapter 9.200.170, Definitions and Illustrations of Terms, of the Chino Hills Municipal Code, to add the following definition in alphabetical order:

"Primary dwelling unit – It is the first unit to be constructed on the property prior to the addition of a second unit or a dependent housing units and shall comply with all applicable development standards set forth in this Development Code."

SECTION 7. The City Council of the City of Chino Hills does hereby amend Chapter 9.20, Residential Districts, of the Chino Hills Municipal Code by adding a new Section 9.20.120, Density Bonuses and Other Provisions for Affordable Housing Projects, to read, as follows:

"Section 9.20.120 – Density Bonuses and Other Incentives for Affordable Housing Projects.

(a) Incentives for Development of Affordable Housing

1. Intent and Purpose.

These density bonus and other provisions are intended to encourage the development of Affordable Housing Projects in compliance with the mandates of State law (Government Code Section 65916). State law requires that local governments shall grant density bonuses of at least 25 percent *plus* additional incentives in order to facilitate the economic feasibility of Affordable Housing Projects.

The minimum 25 percent density bonus and additional incentives, as mandated by State law, are to be provided to those developers who agree to construct at least:

- 20% of the units affordable to lower-income households;
- 10% of the units affordable to very low-income households; or
- 50% of the units for senior citizen housing.

Government Code Section 65915(f), in part, states that:

"The granting of a density bonus shall not be interpreted, in and of itself, to require a general plan amendment, zoning change, or other discretionary approval."

The provisions of State law pre-empt the land use authority of the City of Chino Hills with respect to the density of Affordable Housing Projects.

The pre-emption of local authority by State law is so identified in Ordinance No. 123, An Ordinance of the People of the City of Chino Hills, California, Amending the Land Use Element of the General Plan of the City of Chino Hills.

The provisions of this Section are intended to complement the residential development standards, site planning, and design guidelines contained elsewhere in this Development Code. They are by no means intended to replace the established standards and guidelines of the City of Chino Hills.

This Section has been enacted in part to satisfy the requirements of State law. It has been put in place in order to assist in facilitating the construction of Affordable Housing Projects within the City of Chino Hills. These Projects are envisioned to be ones that will be long-lasting, quality places to live, and compatible with surrounding land uses and residential neighborhoods.

This Section establishes the incentives that may be granted by the City Council, as set forth in State law, for the production of housing for low, very low, and senior households in accordance with Sections 65915, 65916, and 65917 of the Government Code.

2. Definitions.

Whenever the following terms are used in this Section, they shall have the meanings as are set forth below.

(a) "Additional Incentives" are the regulatory concessions that are specified in Government Code Subsections 65915 (d) and (h). The "Additional Incentives" are to include, but not be limited to:

1. A reduction in the site development standards, or a modification of the zoning code requirements or architectural design requirements. These standards and requirements may be modified, if they exceed the minimum building standards approved by the California Building Standards Commission (as provided in Part 2.5 commencing with Section 18901 of Division 13 of the Health and Safety Code). The incentives may include, but not limited to, a reduction in setback and square footage requirements and in the ratio of vehicular parking spaces that would otherwise be required.

2. Approval of mixed-use zoning in conjunction with the Affordable Housing Development Project.

3. Any other regulatory incentive or concession which would result in identifiable cost reductions.

(b) "Affordable" means housing units offered at an Affordable Rent or Affordable Sales Price.

(c) "Affordable Rent" means monthly housing expenses, including a reasonable allowance for utilities, for rental Target Units reserved for very low or low income households, not exceeding the following calculations:

1. Very low income: 50 percent of the area median income for San Bernardino County, adjusted for household size, multiplied by 30 percent and divided by 12.

2. Low income: 60 percent of the area median income for San Bernardino County, adjusted for Household Size, multiplied by 30 percent and divided by 12.

(d) "Affordable Sales Price" means a sales price for which the income of very low or low income households, adjusted for household size, is sufficient to qualify for the purchase of Target Units, calculated on the basis of underwriting standards of mortgage financing available for the development.

(e) "Density Bonus" means a minimum density increase of at least 25 percent over the maximum allowable residential density of the Zoning District in which the site is located.

(f) "Density Bonus and Operating Agreement" means a legally binding agreement between a developer and the City of Chino Hills that is recorded against the property. The purpose of the Agreement is to ensure that the requirements of Section 9.20.120 of the Development Code are satisfied. Among other items, the Agreement shall establish:

1) The number of Target Units;
2) The size of the Target Units;
3) The location of the Target Units;
4) The terms and conditions of affordability; and
5) The production schedule.

(g) "Density Bonus Units" mean those residential units allowed pursuant to the provisions of this Section which exceed the maximum residential density for the development site.

(h) "Household Size" means the number of persons assumed, as detailed in the table below, in determining the Affordable Rent or Affordable Sales Price of Target Units.

Housing Unit Type	Assumed Persons Per Housing Unit
SRO (residential hotel) unit	75% of 1 person
0 bedroom (studio)	1 person
1 bedroom	2 persons
2 bedrooms	3 persons

(i) "Housing Cost" means the sum of actual or projected monthly payments for all of the following associated with For-Sale Target Units:

1. Principal and interest on a mortgage loan, including any loan insurance fees;
2. Property taxes and assessments;
3. Fire and casualty insurance;
4. Property maintenance and repairs;
5. Homeowner association fees; and
6. A reasonable allowance for utilities.

(j) "Housing Development" means construction projects consisting of five or more residential units, including single family, multi-family, and mobile homes for sale or rent.

(k) "Low income household" means a household where the income does not exceed 80 percent of the county median income of San Bernardino County, as published and periodically updated by the State Department of Housing and Community Development pursuant to Section 50079.5 of the Health and Safety Code.

(l) "Maximum Residential Density" means the maximum number of dwelling units that can be built on a site based on the maximum number of dwelling units per acre permitted by the General Plan and the Chino Hills Development Code, excluding the provisions of Section 9.20.120 (Density Bonus and Other Provisions for Affordable Housing Projects).

(m) "Non-restricted units" mean all units within a Housing Development other than the Target Units.

(n) "Qualifying Housing Development" means an Affordable Housing Development Project in which the applicant/developer agrees to provide one of the following:

1. At least 20 percent of the total units of the Housing Development as Target Units affordable to low income households.

2. At least 10 percent of the total units of the Housing Development as Target Units affordable to very low income households.

3. A Senior Citizen Housing Development.

(o) "Qualifying Resident" means senior citizens or other persons eligible to reside in a Senior Citizen Housing Development.

(p) "Senior Citizen Housing Development" means a housing development which has been "designed to meet the physical and social needs of senior citizens" as that phrase is used in California Civil Code Section 51.2 and which qualifies as "housing for older persons" as that phrase is used in the federal Fair Housing Amendments Act of 1988 (P.L. 100-430) and implementing regulations.

(q) "Target Unit" means a dwelling unit in a Housing Development that is reserved as Affordable or is reserved for Qualifying Residents, so as to qualify for development incentives pursuant to Section 9.20.120 of the Development Code.

(r) "Very low income household" means a household with an income which does not exceed 50 percent of the median income of San Bernardino County, as published and periodically updated by the State Department of Housing and Community Development pursuant to Section 50105 of the Health and Safety Code.

3. Density Bonuses and Other Incentives. As mandated by Government Code Section 65915, the density bonuses and other incentives listed below are to be made available to all applicants/developers throughout the State, including the City of Chino Hills. In enacting this Section, the City is fulfilling its obligations under the law.

   a. An applicant/developer of a Qualified Housing Development Project with Target Units that are reserved as Affordable or for Qualifying Residents (Senior Citizens) for a period of no less than 30 years is entitled to a density bonus of at least 25% and at least one Additional Incentive.

      "Additional Incentives" may only be granted to the extent determined necessary by the City Council in order to render a Housing Development Project economically feasible.

      Incentives that involve modification to otherwise established architectural, building, or engineering standards may only be granted by the City Council when it has been determined that such modifications:

      1. Will not substantially compromise the proper utilization and functioning of the site for residential purposes; and

      2. Will not have an adverse effect on surrounding properties.

      Incentives may include, but shall not be limited to, the following:

      1. Modification of the number of required parking spaces.

      2. Modification of the minimum setbacks.

      3. Modification of architectural design requirements that exceed the minimum building standards approved by the State Building Standards Commission as set forth in Part 2.5 (commencing with Section 18901) of Division 13 of the Health and Safety Code.

      4. Modification of requirements for public works improvements or other on-site or off-site physical improvements.

5. Expedited case processing.

6. Defer payment of the City's development impact fees.

(b) An applicant/developer of a Qualified Housing Development Project with Target Units that are reserved as Affordable or for Qualifying Residents (Senior Citizens) for a period of no less than 10 years is entitled to a density bonus of at least 25% or an additional incentive.

4. Application Required

Concurrent with the submittal of an application for approval of a Site Plan or Final Development Plan for an Affordable Housing Project, the City Council may grant:

(a) A 25% Density Bonus; and/or
(b) Other incentives.

An Affordable Housing Project shall only be approved by the City Council if a Density Bonus and Operating Agreement has been executed between the City and the applicant.

An application is required to initiate the City's review process for Affordable Housing Projects, per the provisions of Section 9.100.020 (Application Procedures) of the Development Code.

An application for an Affordable Housing Project shall be deemed complete when it contains all of the information requested by the Affordable Housing Project Application form on file in the Community Development Department.

5. Proceedings

(a) An application for an Affordable Housing Project shall be filed pursuant to the provisions of Section 9.20.120 (b) and Section 9.100.020 (Application Procedures) of the Development Code. Upon acceptance of the application as complete, the Community Development Director or his designee shall review it for conformance with the applicable policies of the Chino Hills General Plan and this Development Code.

The Director shall prepare a recommendation and then forward the recommendation, the application, and any other relevant materials to the Planning Commission Secretary. The Secretary shall schedule the matter for consideration concurrently with the approval of the tentative tract or parcel map, Preliminary Development Plan, Final Development Plan, Site Plan, or if none of the above are applicable at the next regularly scheduled Planning Commission meeting for which it is practical to provide the required notice.

(b) The Planning Commission shall hear and take action on the Affordable Housing Project application. The Planning Commission shall act to recommend to the City Council approval, conditional approval, or denial of the application.

When taking its action, the Commission shall adopt a Resolution containing its findings and decisions. The Resolution shall recite the facts and reasons which make the granting or the denial of the application necessary to carry out the intent and purpose of Section 9.20.120 (Density Bonus and Other Incentives for Affordable Housing). If the application is recommended for approval, the Resolution shall include the conditions and limitations imposed, if any.

After the Commission has taken its action, the Affordable Housing Project will then be scheduled for a public hearing before the City Council. The Council shall be responsible for making the final decision on the application.

6. <u>Density Bonus and Target Unit Calculations</u>

The following criteria shall be used to determine the minimum number of Density Bonus Units to be granted and the minimum number of Target Units to be provided for Affordable Housing Projects pursuant to this Section.

(a) The minimum number of Density Bonus Units to be granted pursuant to this Section shall equal the Maximum Residential Density for the site multiplied by 0.25. Any fractions of units shall be rounded to the next larger integer.

(b) The minimum number of Target Units to be provided pursuant to this Section shall equal the Maximum Residential Density multiplied by the following:

1. 0.10, if Target Units are restricted and affordable to very low income households; or

2. 0.20, if Target Units are restricted and affordable to low income households.

Any fractions shall be rounded to the next larger integer.

(c) In cases where a density increase of less than 25 percent is requested, no reduction will be allowed in the number of Target Units required.

(d) In cases where the applicant/developer agrees to construct more than 20 percent of the total units for low income households, or more than 10 percent of the total units for very low income households, the developer is entitled only to receive a density bonus and at least one additional incentive.

The City Council may, however, grant multiple Additional Incentives, including a density increase of more than 25 percent, if doing so will facilitate the inclusion of more than the minimum number of Target Units required by this Section.

7. Development Standards for Affordable Housing Projects

The applicable Residential District development standards shall apply to Affordable Housing Projects submitted pursuant to this Section. However, modifications can be allowed by the City Council if the applicant/developer demonstrates to the satisfaction of the Council that the Affordable Housing Project cannot be built at the proposed density or it is not financially feasible to be built by complying with the City's development standards of this Section. In order to achieve the best possible design for Affordable Housing Projects, the applicant/developer shall work with City staff to determine the most appropriate modifications to be made to the City's development standards and the appropriate degree of these modifications.

The City Council shall be required to approve all such modifications as part of the Density Bonus and Operating Agreement prepared pursuant to this Section.

(b) Density Bonus and Operating Agreements for Affordable Housing Projects

1. Applicants/Developers requesting a Density Bonus and/or other incentives shall agree to enter into a Density Bonus and Operating Agreement with the City of Chino Hills. A Density Bonus and Operating Agreement shall be made a condition of the discretionary City approvals (i.e., tentative maps, parcel maps, preliminary development plans, final development plans, site plans, and conditional use permits) and all building permits for all Affordable Housing Project undertaken pursuant to this Section of the Development Code.

2. The terms of the draft Agreement shall be reviewed and revised as appropriate by the Community Development Director, who shall formulate a recommendation to the Planning Commission for review and issuance of a recommendation to the City Council. The Council shall be responsible for final approval of the Agreement.

3. The Agreement shall be recorded as a restriction on the parcel or parcels on which the Target Units will be constructed and shall be binding to all future owners and successors in interest.

4. Density Bonus and Operating Agreements for Affordable Housing Projects

   (a) All Density Bonus and Operating Agreements prepared and executed pursuant to this Section shall include at least the following:

      1. The total number of units approved for the Affordable Housing Development, including the number of Target Units.

      2. A description of the household income group to be accommodated by the Housing Development and the standards for determining the corresponding Affordable Rent or Affordable Sales Price and Housing Cost.

      3. The location, unit sizes (square feet), and number of bedrooms of Target Units.

      4. Tenure of use restrictions for Target Units.

      5. Schedule for completion and occupancy of Target Units.

6. Description of the Additional Incentive(s) or financial assistance being provided by the City.

7. A description of remedies for breach of the agreement by either party.

8. Other provisions to ensure implementation and compliance with this Part.

(b) In the case of For-Sale Housing Developments, the Density Bonus and Operating Agreement shall provide for the following conditions governing the initial sale and use of Target Units during the use restriction period:

1. Target Units shall, upon initial sale (or subsequent sale within the use restriction period), be sold to eligible Very Low or Lower Income Households at an Affordable Sales Price and Housing Cost, or to Qualified Residents (i.e., maintained as a Senior Citizen Housing Development) as defined by this Section.

2. Target Units shall be owner-occupied by eligible Very Low or Lower Income Households during the use restriction period or by Qualified Residents in the case of a Senior Citizen Housing Development.

3. The initial owner/purchaser of each Target Unit shall execute an instrument or agreement approved by the City restricting the sale of the Target Unit in accordance with this ordinance during the applicable use restriction period. Such instrument or agreement shall be recorded against the parcel containing the Target Unit and shall contain such provisions as the City may require in order to ensure continued compliance with this ordinance and the state's density bonus law.

(c) In the case of rental Housing Developments, the Density Bonus and Operating Agreement shall provide for the following conditions governing the use of Target Units during the use restriction period:

1. The rules and procedures for qualifying tenants, establishing Affordable Rent, filling vacancies, and maintaining Target Units for qualified tenants.

2. Provisions requiring owners to verify tenant incomes, when applicable, and maintain books and records to demonstrate compliance with this Section.

3. Provisions requiring owners to submit an annual report to the City, which includes the name, address, and income, when applicable, of each person occupying Target Units, and which identifies the bedroom size and monthly rent or cost of each Target Unit.

(c) Findings and Conditions for Affordable Housing Projects

1. Findings.

In order to approve an Affordable Housing Project, the City Council must make all the findings contained in Section 9.20.120 (c)(1)(a).

If the City Council cannot make all the required findings for approval, then in order to deny the application, the City Council must make one of the denial findings contained in Section 9.20.120(c)(1)(b).

(a) Basis for Approval.

The City Council in approving a Density Bonus and Operating Agreement shall find as follows:

1. That the applicant has submitted evidence that the proposed modifications to the development standards are necessary to accommodate the proposed density;

2. That the site for the intended use is adequate in size and shape to accommodate said use;

3. That the site for the proposed use relates to streets and highways properly designed to carry the type and quantity of traffic generated by the subject use;

4. That the proposed use will not impair the integrity and character of the Zoning District in which it is located, or otherwise have an adverse effect on adjacent property or the permitted use thereof;

5. That the proposed use is not contrary to the General Plan;

6. That the proposed use will not endanger or otherwise constitute a menace to the public health, safety, or general welfare; and

7. That the proposed project is financially feasible.

(b) Basis for Denial.

The City Council shall make at least one of the following findings in denying a Density Bonus and Operating Agreement.

1. The City has adopted a housing element and the Affordable Housing Development Project is not needed for the City of Chino Hills to meet its share of the regional housing need of very low or low income housing.

2. The Affordable Housing Development Project, as proposed, would have a specific adverse impact upon the public health or safety. There is no feasible method to satisfactorily mitigate or avoid the specific adverse impact without rendering the development unaffordable to Very Low and Low Income Households.

3. The denial of the Affordable Housing Development Project, or imposition of conditions, is required in order to comply with specific state or federal law, and there is no feasible method to comply without rendering the development unaffordable to very low and low income households.

4. Approval of the Affordable Housing Development Project would increase the concentration of very low and low income households in a neighborhood that already has a disproportionately high number of very low and low income households.

5. The project is proposed on land zoned for resource preservation which is surrounded on at least two sides by land being used for resource preservation purposes, or which does not have adequate water or waste water facilities to serve the project.

6. The project is not consistent with the land use designation for the subject site as set forth in the General Plan and the City has adopted a housing element.

(c) Conditions of Approval. In reviewing an application for a Density Bonus and Operating Agreement, the Planning Commission shall recommend, and the City Council shall impose, such conditions deemed necessary to ensure that the requested use will be in accordance with the findings required by this Section.

The Conditions imposed on the Affordable Housing Development Project may involve any pertinent factors affecting the establishment, operation, and maintenance of the requested use, including, but not limited to, the following:

1. Special setbacks, open space, and buffer areas.

2. Fences and/or walls.

3. Lighting.

4. Parking facilities, including vehicular ingress and egress, the surfacing of parking areas and driveways, and pedestrian circulation.

5. On-site or off-site street, sidewalk, or utility improvements.

6. Dedication of right-of-way or easements or access rights.

7. Regulation of nuisance factors, such as noise, vibration, odors, dust, dirt, gases, etc.

8. Landscaping and maintenance thereof.

9. Maintenance of the grounds and/or signs.

10. Modification or limitation to activities, including times and types of operation, and use of area on the site.

11. Such other conditions that may be necessary to address unusual site conditions and/or to ensure that the requested use is developed in an orderly and efficient manner and in general accord with the elements of the General Plan and the intent and purpose of this Section."

SECTION 7. The City Clerk shall certify to the passage of this Ordinance and shall cause the same to be published as required by law.

PASSED, APPROVED, AND ADOPTED this _____ day of December, 2000.

_____
Ed Graham, Mayor

ATTEST:

_____
LINDA D. RUTH, CITY CLERK

APPROVED AS TO FORM:

_____
MARK D. HENSLEY, CITY ATTORNEY

STATE OF CALIFORNIA)
COUNTY OF SAN BERNARDINO)
CITY OF CHINO HILLS)

I, Linda D. Ruth, City Clerk of the City of Chino Hills, do hereby certify that the foregoing Ordinance No. _____ was regularly introduced and placed upon its first reading at a regular meeting of the City Council on the _____ day of December, 2000. That thereafter, said Ordinance was duly adopted and passed at a regular meeting of the City Council on the _____day of January, 2001, by the following vote, to wit:

AYES: COUNCILMEMBERS:

NOES: COUNCILMEMBERS:

ABSENT: COUNCILMEMBERS:

_____
LINDA D. RUTH, CMC, CITY CLERK

The foregoing is the original of Ordinance No. _____ duly passed and adopted by the Chino Hills City Council at their regular meeting held on January _____, 2001.

(SEAL)

_____
LINDA D. RUTH, CMC, CITY CLERK

CITY OF CHINO HILLS

2001 Grand Avenue
Chino Hills, California 91709-4869
(909) 590-1511 • (909) 590-5646 Fax

City Council:
Ed M. Graham
Gary G. Larson
Gwenn E. Norton-Perry
James S. Thalman
Michael G. Wickman

August 21, 2000

Honorable Chairman Hardison and CEHD Committee Members
Community, Economic and Human Development (CEHD) Committee
Southern California Association of Governments
Main Office, 818 West Seventh Street, 12th Floor
Los Angeles, California 90017-3435

SUBJECT: FACTORS SUPPORTING THE CITY OF CHINO HILLS' APPEAL REQUESTING A REVISION OF THE PRELIMINARY DRAFT REGIONAL HOUSING NEEDS ASSESSMENT DETERMINATIONS

Dear Honorable Chairman Hardison and CEHD Members:

The City of Chino Hills is pleased to provide a list of potential findings for the granting of our Appeal. We have considered a number factors in arriving at our request for a revision of the Regional Housing Needs Assessment (RHNA) annual construction need. The RHNA need was initially set by SCAG staff at 755 units and they have since modified the figure to 687 units.

In our analysis, we relied on several key factors to identify our overall rate of housing production. During the RHNA planning period ending in the year 2005, the City of Chino Hills can accommodate up to 60% of the annual housing production of the previous period. This percentage is based on the following factors:

- A review of the City's significant topographic constraints in the hillside areas; the hillsides include a series of knolls, ridgelines, and canyons. The hillside areas are steep and have slopes in excess of 25% (see attached Topographic Constraints Map);

- The location of the available sites *(The majority of the available sites are located in hillside areas with slopes in excess of 25%; see attached Vacant Lands Inventory)*;

- The ecological sensitivity of the available sites under the jurisdiction and protection of Federal and State agencies (*The areas of high ecological sensitivity are concentrated in the canyon and hillside areas that are available for development, including Tres Hermanos, Carbon Canyon, Soquel Canyon, Aliso Canyon, Slaugher Canyon, Abacherli Canyon, and the southeastern portion of the City adjacent to Chino Hills State Park)* The majority of the properties located to west of the Chino Valley Freeway (SR 71) are identified as Coastal Sage Scrub habitat (see attached Sensitive Biological Areas Map prepared by Gerald T. Braden and Robert L. McKernan, Biologists with the County of San Bernardino, in conjunction with biologists and ecologists with U.S. Fish & Wildlife and California Department of Fish & Game);

- The public health and safety requirements imposed by the Chino Valley Independent Fire District, results in lowering the development capacity and densities in hillside areas in order to provide buffer areas, fuel modification zones, and other measures; and

- The State of California policy requiring the provision of transitional buffer zones between urbanized areas and the Chino Hills State Park, resulting in a further lowering of housing yields.

Collectively, these factors result in a significantly lower housing production rate than initially assumed in the RHNA determinations for the City of Chino Hills. It is clear to see from the maps and the public safety requirements that the City's RHNA determination should be set at 391 units per year. Given our detailed analysis, it is our belief that the actual production rate may be even lower than our request. However, the City continues to be committed to making a good faith attempt to achieve a more realistic housing production target than the initial 755 homes per year.

Once again, the City of Chino Hills would like to thank you in advance for your review and further consideration of our appeal of the RHNA determinations for our community. If you have any questions or need additional information, please call me at (909) 364-2741.

Sincerely,
COMMUNITY DEVELOPMENT DEPARTMENT

Jeffrey W. Collier
Community Development Director

Attachments
Vacant Land Inventory
Topographic Constraints Map
Sensitive Biological Areas Map

cc: *City of Chino Hills*

Mayor and City Council
Douglas N. La Belle, City Manager
Mark D. Hensley, City Attorney
Joe Montes, Assistant City Attorney
Jeffrey W. Collier, Community Development Director
Winston Ward, Assistant Community Development Director
Jeff Adams, City Planner
Tina Ryder, Senior Planner

San Bernardino Associated Governments

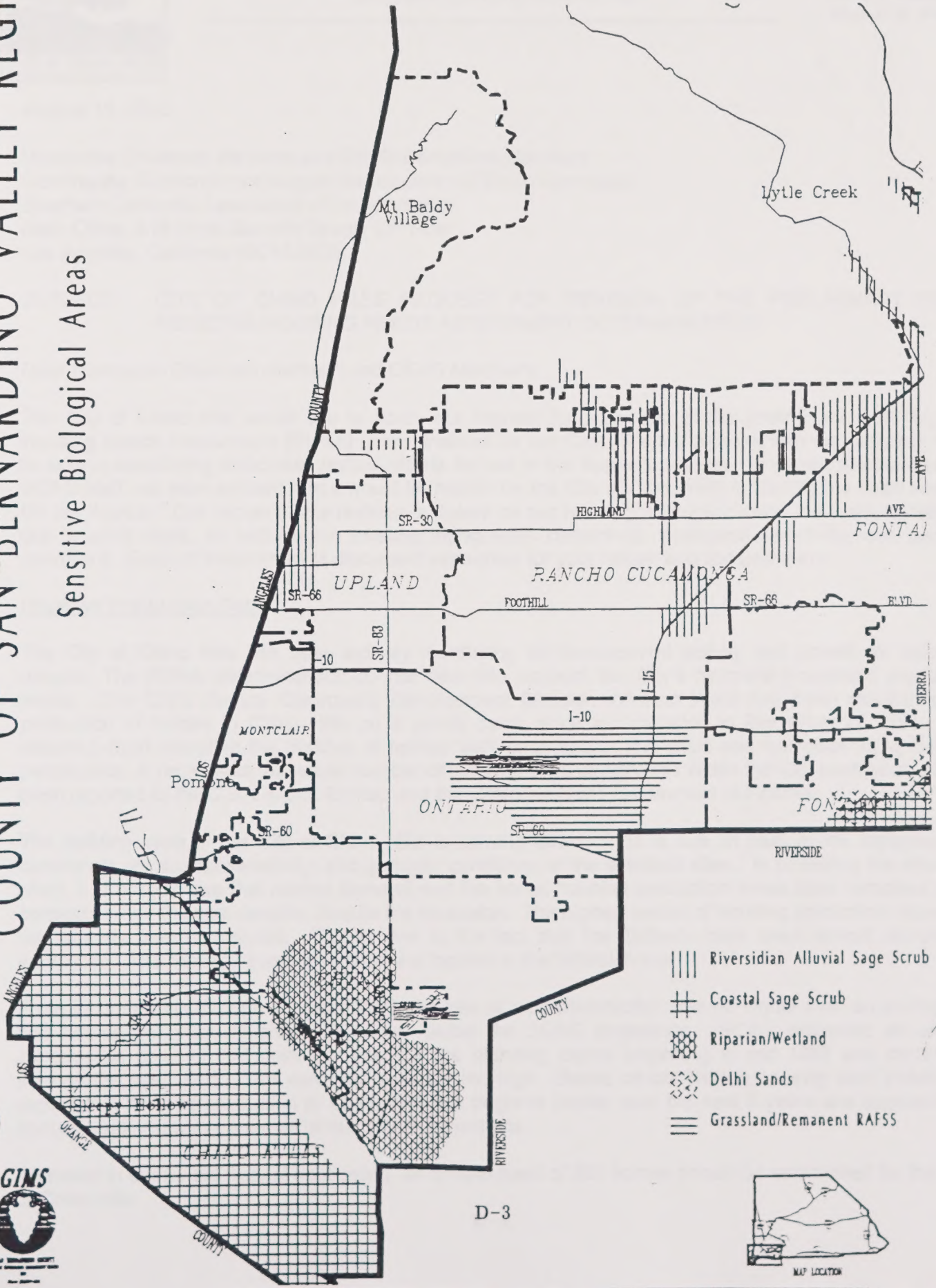
Ty Schuiling, Director of Planning/Programming

Southern California Association of Governments

Mark Pisano, Executive Director
Joseph Carreras, Manager, Community Planning and Economic Development
Jacob Lieb, Senior Planner, Community Planning and Economic Development

COUNTY OF SAN BERNARDINO VALLEY REGION

Sensitive Biological Areas



GIMS

CITY OF CHINO HILLS
INCORPORATED 1991

CITY OF CHINO HILLS

2001 GRAND AVENUE
CHINO HILLS, CALIFORNIA 91709-4869
(909) 590-1511 • (909) 590-5646 FAX

August 18, 2000

Honorable Chairman Hardison and CEHD Committee Members
Community, Economic and Human Development (CEHD) Committee
Southern California Association of Governments
Main Office, 818 West Seventh Street, 12th Floor
Los Angeles, California 90017-3435

SUBJECT: CITY OF CHINO HILLS REQUEST FOR REVISION OF THE PRELIMINARY DRAFT REGIONAL HOUSING NEEDS ASSESSMENT DETERMINATIONS

Dear Honorable Chairman Hardison and CEHD Members:

The City of Chino Hills would like to clarify our request for a revision of the preliminary draft Regional Housing Needs Assessment (RHNA) determinations for our City. We are pleased with the progress made to date in developing elaborated review criteria for use in the Appeals process. In recent discussions with SCAG staff, we were advised that it would be helpful for the City of Chino Hills to identify the basic reasons for our Appeal. Our request for a revision is based on our housing production data, the characteristics of our housing stock, as well as the existing topographic constraints, ecological sensitivity, and geologic conditions. Each of these areas is discussed separately for your review and consideration.

Housing Production Data

The City of Chino Hills has been actively monitoring its development activity and growth for almost a decade. The RHNA determinations do not take into account the City's historical household production levels. The City's Deputy Community Development Director, Winston Ward has been monitoring the production of homes in Chino Hills on a yearly basis since incorporation in December of 1991. The attached chart identifies the number of homes built each year. The chart was compiled using building permit data. It represents the actual number of dwelling units constructed within the City each year, as has been reported to the U.S. Census Bureau and the California State Department of Finance.

The building cycle in the City of Chino Hills is slowing down. This is due, in part, to the topographical constraints, ecological sensitivity, and geologic conditions of the available sites. In reviewing the attached chart, it is easy to see that market demand and the actual housing production levels have remained fairly consistent over the past decade, despite the recession. The highest period of housing production, however, has already been completed. This is due to the fact that the flatlands have been almost completely developed. The remaining available sites are located in the hillside areas.

From incorporation through the year 2000, the rate of new construction was no higher than an average of 665 homes per year, roughly 100 homes below the SCAG projections. SCAG estimated an annual construction need of 755 units per year for the planning period beginning in mid 1997 and continuing through the year 2005. This estimate is clearly too high. Based on our historic housing start trends, we expect that housing production in Chino Hills will begin to lessen over the next 5 years and approach an annual need of roughly one-half of the SCAG projections.

As stated in our formal Appeal application, an annual need of 391 homes should be established for the City of Chino Hills.

Characteristics of Chino Hills Housing Stock and Housing Demolition Data

Chino Hills experienced tremendous residential growth during the 1980s increasing its housing stock 289% from 4,188 units in 1980 to 16,286 units in 1993 (as reported in the City's HCD certified Housing Element). According to the 1990 Census, only three percent (3%) of the City's housing stock is over 30 years old. The housing unit loss of 105 homes per year, as assumed by SCAG for the planning period between mid-1997 and 2005, should be eliminated. Since incorporation, less than one home has been demolished per year. The annual demolition rate is 0.56 according to the City's demolition permit data. The overwhelming majority of our housing units have been built within the past decade and have at least 20 years of useful life remaining. In fact, the City conducted a housing conditions survey in 1993 and found that only 2 homes in the community were substandard and not suitable for rehabilitation.

The housing unit loss should be set at no more than 1 unit per year for the RHNA planning period in contrast to the 105 unit loss that has been established.

Topographical Constraints and Environmental Sensitivity

The Chino Hills landscape is comprised of a system of canyons, streams, floodplains, ridges, and hillsides that lie perpendicular to the Santa Ana del Chino Valley to the east (see attached Topographic Constraints Map). There are numerous branching networks of canyons throughout the City. Further, there are a series of knolls, ridgelines, and steep hillside areas. The most prominent knolls and ridges reach elevations of 1,600 to 1,700 feet above sea level. These occur in the Chino Hills State Park in the southern half of the City. The ridges above the Carbon Canyon in the Carraige Hills neighborhood reach elevations of 1,400 feet above sea level. The highland areas of the City create natural balconies with long distance views over the Santa Ana del Chino Valley.

Areas of high ecological sensitivity are found throughout Chino Hills, but are concentrated mostly in the canyon and hillside areas (Tres Hermanos, Carbon Canyon, Soquel Canyon, Aliso Canyon, Slaugher Canyon, Abacherli Canyon, and the southeastern portion of the City adjacent to Chino Hills State Park).

The City contains a number of hillsides with slopes in excess of 25%. The steep topography, combined with area soil conditions, make landslides and other slope instabilities possible hazards, increase housing construction costs, and reduce the overall density of new residential development. The hilly portions of Chino Hills are underlain by bedrock of the Puente Formation. The rocks of this Formation are folded and dip between 10 and 20 degrees from horizontal. Locally, beds of the Puente Formation dip as steep as 45 to 60 degrees. The folded nature of these rocks combined with the steepness of the terrain in the central and western portions of the City makes Chino Hills one of the most landslide-prone areas in Southern California.

The available development sites are located mostly in the hillside and canyon areas (see attached Vacant Land Inventory Map). These sites are some of the most topographically constrained in the City and are ecologically sensitive. Because of these factors, the density of new development will be less than the rest of the City. Development of these sites will also be more costly and will consequently proceed very slowly.

As stated in prior correspondence, the City's annual need should be adjusted downward from 755 homes per year to 391 homes per year in recognition of the topographic constraints, ecological sensitivity, and geologic conditions of the available development sites.

Vacancy Rate

According to the draft RHNA, SCAG has set the City's credited vacancies at 595 and the ideal vacancies at 656, thus resulting in a vacancy need of 61 units (656 minus 595 = 61 units). We have collected idle meter data from our water company (see attached), and as of July 2000, we have 111 idle meters among a total of 18,769 residential meters. We believe this supports a reduction in our vacancy need from 61 to 32 units.

Conclusion

In conclusion, the City has consistently requested at all stages in the RHNA process that SCAG establish a reasonable and achievable figure for our estimated annual construction need. It is not realistic to set the need at a level that is physically impossible for the City to achieve based on available land, topography, environmental constraints, biological resources, and infrastructure capacity. The City of Chino Hills strongly opposes the RHNA determinations for our community. We respectfully request that the determinations be realistic and that they reflect our input.

We would also like to be provided with a copy of the assumptions and methodology used by SCAG staff in arriving at the RHNA determinations for Chino Hills, as well as the actual model output.

In summary, the City of Chino Hills is hereby requesting that the following changes be made to the adopted RHNA for our community:

		Adopted RHNA	Change Requested
Construction Need			
	HHD Growth		
	1998 Households	16,740	17,609
	2005 Households	22,237	20,514
	Growth	5,497	2,904
Vacancy Need	1998 Households	61	32
Replacement Need		102	0
Total Construction Need		**5,660**	**2,936**
Annual Need		**755**	**391**

Once again, the City of Chino Hills would like to thank you in advance for your review and further consideration of our appeal of the RHNA determinations for our community. If you have any questions or need additional information, please call Jeffrey W. Collier, the City's Community Development Director at (909) 364-2741.

Sincerely,

Douglas N. La Belle
City Manager

Enclosures

cc: *City of Chino Hills*

Mayor and City Council
Mark D. Hensley, City Attorney
Joe Montes, Assistant City Attorney
Jeffrey W. Collier, Community Development Director
Winston Ward, Assistant Community Development Director
Jeff Adams, City Planner
Tina Ryder, Senior Planner

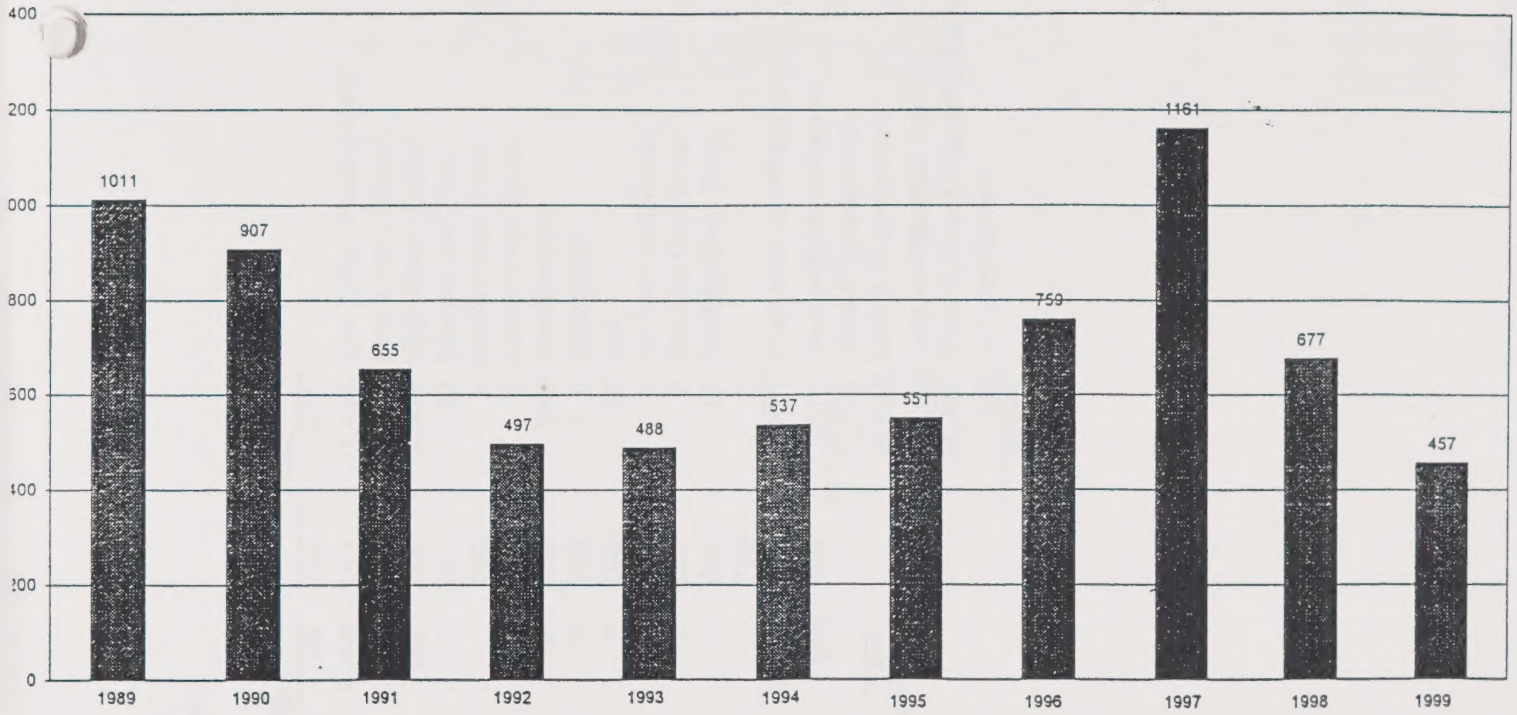
San Bernardino Associated Governments

Norm King, Executive Director
Ty Schuiling, Director of Planning/Programming

Southern California Association of Governments

Mark Pisano, Executive Director
Joseph Carreras, Manager, Community Planning and Economic Development
Jacob Lieb, Senior Planner, Community Planning and Economic Development

CITY OF CHINO HILLS NUMBER OF DWELLING UNITS PER YEAR



W. WARD REVISED 1-8-00

City of Chino Hills
Water Customer Count
for billings through July 2000

ACTIVE		PENDING		INACTIVE		CLOSED		TOTAL		
000	491	000	0	000	21	000	99	000	611	
001	5,421	001	95	001	23	001	1,897	001	7,436	Low Zone - None Export
004	9,026	004	71	004	24	004	1,385	004	10,506	Inter Zone - Export
006	3,940	006	23	006	63	006	490	006	4,516	High Zone - Export
007	26	007	0	007	1	007	3	007	30	Lifeline Low Zone
009	7					009	-	009	7	Lifeline Inter Zone
010	4					010	1	010	5	Lifeline High Zone
100	27	100	4	100	62	100	56	100	149	Construction
200	6					200	2	200	8	Agriculture
500	40	500	-	500	-	500	2	500	42	Fire
601	4							601	4	Reclaim Low Zone
602	1	602	-			602	1	602	2	Reclaim Low Zone
604	14	604	1			604	2	604	17	Reclaim Inter Zone
702	2							702	2	
	19,009		194		194		3,938		23,335	Total acct. on bill system
				000	(21)	000	(99)	000	(611)	Less acct without water
				100	(62)				22,724	Total # of water acct.
					111		3,839		(3,839)	Less # of closed acct.
									(93)	Less construction meters
									18,792	**Total Active & Pending & Inactive**
									(23)	Less Reclaimed
									18,769	

Wtrcnt07.xls

CITY OF CHINO HILLS

2001 GRAND AVENUE
CHINO HILLS, CALIFORNIA 91709-4869
(909) 364-2600 • (909) 364-2695 FAX

CITY OF CHINO HILLS
INCORPORATED 1991

ORIGINAL GIVEN TO
CEHD COMMITTEE ON 7/06/00. Gina

July 6, 2000

Honorable Chairman Hardison and CEHD Committee Members
Community, Economic and Human Development (CEHD) Committee
Southern California Association of Governments
Main Office, 818 West Seventh Street, 12th Floor
Los Angeles, California 90017-3435

SUBJECT: AGENDA ITEM 4.1 REGIONAL HOUSING NEEDS ASSESSMENT/SUBREGION RECOMMENDATIONS ON ADDED REVIEW CRITERIA AND SCHEDULES

Dear Honorable Chairman Hardison and CEHD Members:

The City of Chino Hills wishes again to reiterate our concerns with the Regional Housing Needs Assessment (RHNA) determinations for our City. We continue to have serious concerns that the numbers are not realistic for our community and request that our appeal be granted. As stated in our formal Appeal application, an annual need of 391 homes should be established for the City of Chino Hills.

The RHNA determinations do not take into account the City's historical household production levels. The estimated annual construction need of 755 units per year for the planning period under consideration is clearly too high and unreasonable to achieve. The City's Deputy Community Development Director, Winston Ward has been closely monitoring the growth rate of the City of Chino Hills since incorporation in December of 1991. The period of our highest growth has been completed. From incorporation through the year 2000, the rate of new construction was no higher than an average of 665 homes per year, roughly 100 homes below your projections (see attached Chart). This information has been compiled from the building permits and annual reports submitted to the State. Furthermore, we project that our community will reach buildout by the end of the next decade. Based upon these assumptions, the actual growth rate is expected to be on the order of 380 homes per year.

We have reviewed the materials submitted for consideration at today's Community, Economic and Human Development (CEHD) Committee. We support the recommendations forwarded to the CEHD:

1) The criteria for reviewing RHNA appeals should be expanded;
2) An individual appeal should be accepted without redistribution;
3) A revised schedule and procedural process should be enacted; and
4) An alternative to the "fair share" distribution policy of SCAG should be established (The need for an alternative policy cannot be overstated; it is needed in order to address the social inequity resulting from concentrating the majority of the low income housing in the Inland Empire).

The estimated annual construction need for the City of Chino Hills cannot be achieved. In fact, our rate of growth has started to diminish. During the planning period under consideration, the rate will be less than that of the past decade. This is due to the fact that the City is approaching build-out. The areas that remain to be developed are located in the hillsides. These hillside areas cannot be developed at high densities due to environmental and infrastructure constraints.

EHD Committee Meeting
Regional Housing Needs Assessment Determinations

Throughout the RHNA process, the City has consistently requested that SCAG establish a reasonable and achievable figure for the estimated annual construction need. It is not realistic to set the need at a level that is physically impossible for the City to achieve based on available land, topography, environmental constraints, biological resources, and infrastructure capacity. In fact, growth cannot be sustained at the current levels.

In summary, the City of Chino Hills does not agree with the RHNA determinations for our community. We request that the determinations be realistic and that they reflect our input. We appreciate your further consideration of our appeal.

Sincerely,

Jeffrey W. Collier
Community Development Director

Enclosures

cc: *City of Chino Hills*

Douglas N. La Belle, City Manager
Mayor and City Council
Mark D. Hensley, City Attorney
Winston Ward, Assistant Community Development Director
Jeff Adams, City Planner
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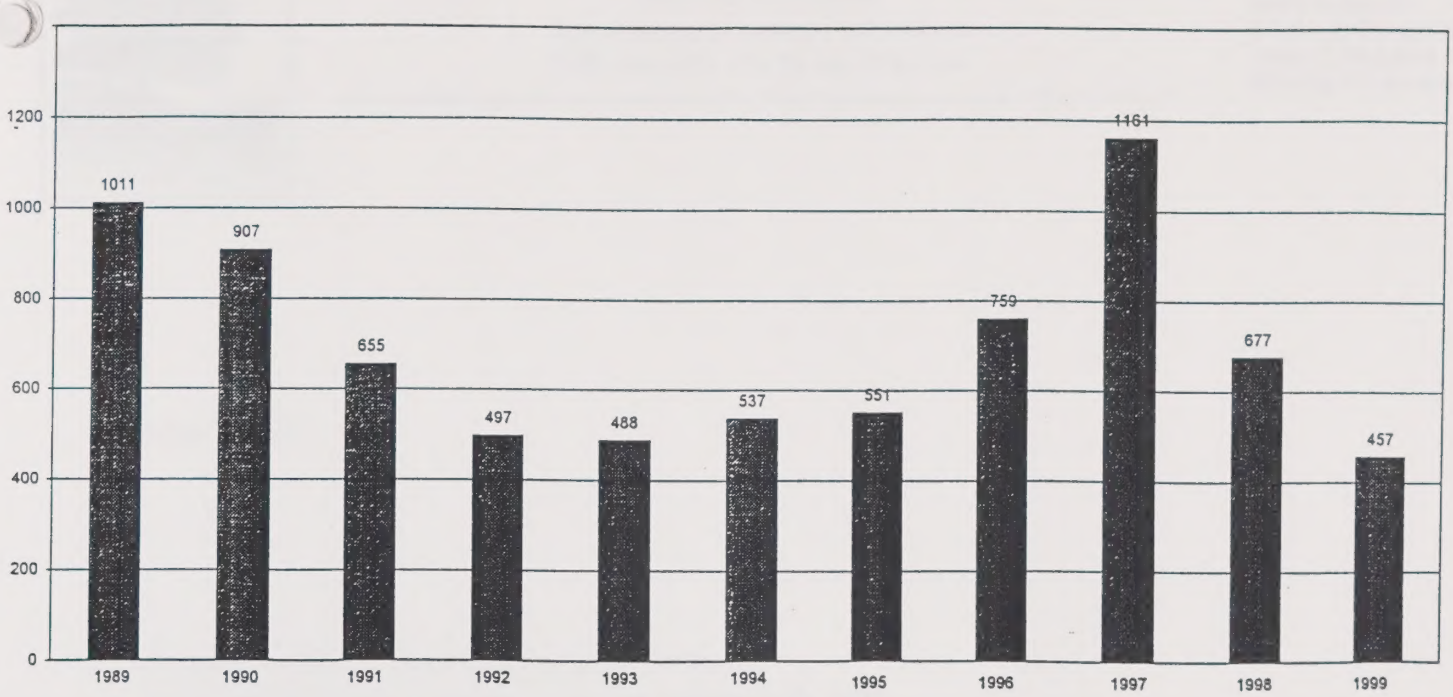
CITY OF CHINO HILLS NUMBER OF DWELLING UNITS PER YEAR



W. WARD REVISED 1-8-00

CITY OF CHINO HILLS
INCORPORATED 1991

CITY OF CHINO HILLS

2001 GRAND AVENUE
CHINO HILLS, CALIFORNIA 91709-4869
(909) 364-2600 ♦ (909) 364-2695 FAX

May 3, 2000

Ron Bates, SCAG President, Regional Council
Southern California Association of Governments (SCAG)
818 West Seventh Street, 12th Floor
Los Angeles, California 90017-3435 ***FACSIMILE: (213) 236-1825***

SUBJECT: APPEAL OF THE REGIONAL HOUSING NEEDS ASSESSMENT DETERMINATIONS FOR THE CITY OF CHINO HILLS, AGENDA ITEM 4.4

Dear Council Member Bates:

This letter is to restate the City of Chino Hills' concerns over the RHNA determinations for our community. We have repeatedly indicated that the growth targets for our community should be based on actual data that the City has supplied to SCAG (see attached correspondence).

This information is a reporting of our historical growth trends, the actual number of dwelling units that have been built in the City of Chino Hills on an annual basis since incorporation in 1991. Further, we have requested that the RHNA determinations be adjusted to properly recognize the environmental constraints affecting the remaining available, vacant sites within the City. The vacant properties that remain to be developed within our corporate limits are primarily found in our hillside areas.

We have consistently expressed our concerns during the preparation of the initial Draft Regional Housing Needs Assessment (RHNA) determinations for our community and continuing through SCAG's review of our RHNA Appeal. Throughout development of the initial Draft RHNA and the appeal thereof, the City has requested that accurate data be used to determine the growth rate

of our community. We have also indicated that there appear to be issues with the process used and SCAG's reliance on an arbitrary model for determining growth rates. We do not believe that it is appropriate to use a pre-determined growth number for each county and then apportion this growth among the affected jurisdictions when such apportionment bears no relationship to the actual rate of growth the City has experienced.

Our comments and concerns over the RHNA determinations have been summarily dismissed at every step in the process. SCAG staff has informed us that the RHNA numbers to be used in our Housing Element Update are merely "targets." We have also been advised by SCAG staff that a review of an individual City's compliance with the state affordable housing mandates would not be based on actual housing production numbers, but rather on its "good faith efforts" to reach the "targets." To the extent SCAG actually wishes the City to attain the "targets" we reiterate that the RHNA determinations should be based on our technical input regarding growth.

Sincerely,

Douglas N. La Belle
City Manager

Enclosures

cc: Mayor and City Council
City Clerk
City Attorney
Interim Community Development Director

CITY OF CHINO HILLS
INCORPORATED 1991

CITY OF CHINO HILLS

2001 GRAND AVENUE
CHINO HILLS, CALIFORNIA 91709-4869
(909) 364-2600 • (909) 364-2695 FAX

February 02, 2000

Mr. Mark Pisano, Executive Director
Southern California Association of Governments
Main Office, 818 West Seventh Street, 12th Floor
Los Angeles, CA 90017-3435

Re: **APPEAL OF THE REGIONAL HOUSING NEEDS ASSESSMENT DETERMINATIONS FOR THE CITY OF CHINO HILLS**

Dear ~~Mr.~~ Mark Pisano:

This letter presents our formal appeal of the Regional Housing Needs Assessment (RHNA) determinations prepared by the Southern California Association of Governments (SCAG) for the City of Chino Hills. As indicated in the attached Appeal Information Form, the RHNA undercounts our 1998 household number and overestimates our 2005 number.

The RHNA numbers presented by SCAG for our City are based on an approximation of 1990 census tract data. Chino Hills incorporated in December 1991, and its boundaries are not coterminous with 1990 census tract boundaries. Consequently, the baseline RHNA numbers and subsequent 1998 and 2005 household projections are inaccurate.

We have been closely monitoring our growth since incorporation. Existing and projected dwelling unit counts by year are presented in the attached City of Chino Hills Dwelling Units Chart. Our City is currently at 81% of General Plan build-out. By 2005, based on our historic and projected growth rates, we expect our City to be at 93% of build-out. The Changes Requested in the attached Appeal Information Form accurately reflects City household data for 1998 and 2005.

Please be advised that we previously requested that you correct the RHNA numbers for our City based on our current and accurate data. We made this request to you in a letter dated August 13, 1999, and again in a letter dated October 8, 1999, and have not received a response to our requests.

We strongly contest the accuracy of the RHNA numbers. We request you process our appeal and adopt the Changes Requested.

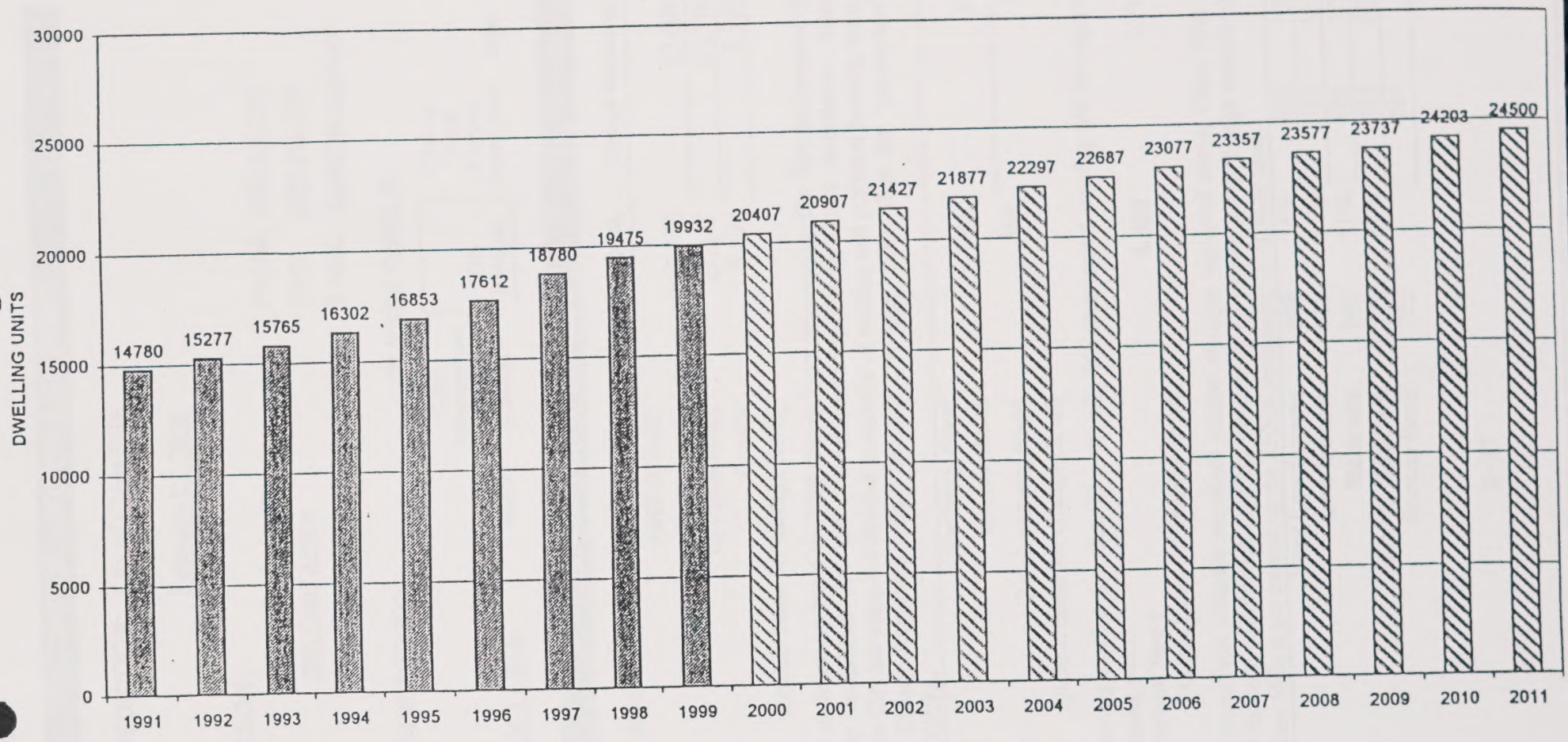
Sincerely,

Douglas N. La Belle, City Manager

Enclosures

cc: Winston Ward, Acting Community Development Director
Jeff Adams, City Planner
Tina Ryder, Senior Planner
Joann Lombardo, Consulting Planner
Ty Schuiling, San Bernardino Associated Governments
Joe Carreras, Southern California Association of Governments
Jacob Lieb, Southern California Association of Governments
Arnold San Miguel, Southern California Association of Governments

CITY OF CHINO HILLS PROJECTED DWELLING UNITS AT BUILD OUT



W WARD . UPDATED 1

APPEAL INFORMATION FORM

NAME OF JURISDICTION: City of Chino Hills

DATE: February 02, 2000

CONTACT PERSON:

NAME: Tina Ryder, Senior Planner
PHONE: (909) 364-2754
ADDRESS: 2001 Grand Avenue
FAX: (909) 364-2795
Chino Hills, CA 91709-4869
E-MAIL: TinaR@chinohills.org

APPEAL AUTHORIZED BY: **PLEASE CIRCLE**

Name: Douglas N. La Belle

Mayor | Chief Administrative Officer (County) | [City Manager] | Chair of County Board of Supervisors | Other

BASIS FOR APPEAL

Construction Need

	Adopted RHNA	Change Requested
HHD Growth		
98 Households	16,740	17,609
05 Households	22,237	20,514
Growth	5,497	2,904

Explain basis for change (Brief)

Adopted RHNA numbers are based on 1990 Census Tract information. The City incorporated in 1991, and City boundaries are not coterminous with Census Tract boundaries. Since incorporation, the City has compiled detailed inventories of existing and projected housing counts by year. The Change Requested reflects accurate City data, rather than the "guestimates" reflected in the RHNA.

Vacancy Need		
98 Households	61	32
Replacement Need	102	0

Explain basis for change (Brief)

Chino Hills' housing stock is less than 25 years old. No replacement housing will be required during this planning period.

Total Construction Need	5,660	2,936

Explain basis for change (Brief)

Based on the current and accurate household number changes requested above, Chino Hills is requesting that the total construction need and distribution by income group change accordingly. The City of Chino Hills is not contesting the RHNA percentages of existing need.

Very Low Income	886	16%	460	16%
Low Income	622	11%	323	11%
Moderate	942	17%	489	17%
Above Moderate	3,210	57%	1665	57%
Annual Need	755		391	

CITY OF CHINO HILLS
INCORPORATED 1991

CITY OF CHINO HILL
2001 GRAND AVEN
CHINO HILLS, CALIFORNIA 91709-4869
(909) 364-2600 • (909) 364-2695 FAX

October 8, 1999

Mr. Mark Pisano, Executive Director
Southern California Association of Governments
Main Office, 818 West Seventh Street, 12th Floor
Los Angeles, California 90017-3435

SUBJECT: REGIONAL HOUSING NEEDS ASSESSMENT DETERMINATIONS FOR THE CITY OF CHINO HILLS

Dear Mr. Pisano:

This is to reiterate our concerns with the Regional Housing Needs Assessment (RHNA) determinations for the City of Chino Hills. We continue to have serious concerns that the numbers are not realistic for our community. The estimated annual construction need of 755 units per year for the planning period under consideration is too high.

We have been closely monitoring our growth rate since incorporation in December of 1991. For the period between incorporation and today, an average of 665 homes are built per year, which is roughly 100 below your projections. The estimated annual construction need should be set at a lower rate than our average in recognition that growth cannot be sustained at the current levels. Our historic growth rate, ranging between 500 to 600 new homes per year, should start to diminish over the next five to seven years.

Please be advised that we are still waiting for a response from your agency regarding incorporating the input provided by the City to your growth management unit into the RHNA determinations. Input on the socio-economic data was provided for each traffic analysis zone within the City.

As stated earlier, we are not in agreement with the RHNA determinations for our community. We believe that the determinations should be realistic and should reflect our input.

Sincerely,

Bruce A. Coleman for

Bruce A. Coleman
Community Development Director

cc: Douglas N. La Belle, City Manager
Winston A. Ward, Assistant Community Development Director
Jeff Adams, City Planner
Tina Ryder, Senior Planner
Ty Schuiling, San Bernardino Associated Governments
Joe Carreras, Southern California Association of Governments
Jacob Lieb, Southern California Association of Governments
Arnold San Miguel, Southern California Association of Governments

CITY OF CHINO HILLS
2001 GRAND AVENUE
CHINO HILLS, CALIFORNIA 91709-4869
(909) 364-2600 • (909) 364-2695 FAX

August 13, 1999

Mr. Mark Pisano, Executive Director
Southern California Association of Governments
Main Office, 818 West Seventh Street, 12th Floor
Los Angeles, California 90017-3435

SUBJECT: PRELIMINARY REGIONAL HOUSING NEEDS ASSESSMENT DETERMINATIONS FOR THE CITY OF CHINO HILLS

Dear Mr. Pisano:

This is to provide you with our comments on the preliminary Regional Housing Needs Assessment (RHNA) determinations for the City of Chino Hills. We look forward to continuing to work with you and your organization in refining the RHNA determinations so that they are more realistic for our community.

We would like to reiterate our concerns that the input provided by the City to your growth management unit be incorporated into the RHNA determinations (see attached). Input on the socio-economic data was provided for each traffic analysis zone within the City.

The estimated annual construction need of 755 units per year for the planning period under consideration is too high. We have been closely monitoring our growth rate since incorporation in December of 1991. For the period between incorporation and today, an average of 665 homes are built per year, which is roughly 100 below your projections. We would like our estimated annual construction need adjusted so that it be set at a lower rate than our average in recognition that it cannot be sustained at the current levels. We anticipate that our historic growth rate, that generally ranges between 500 to 600 new homes per year, will start to diminish over the next five to seven years. Further, we would like to request that the housing unit loss of 102 units per year be eliminated. As a new City, we have not ever had any significant demolition of housing units. In fact, since incorporation, only 5 homes have been demolished.

Full build-out of the City is projected to occur between the years 2008 and 2015. Our projections are that we would have approximately 27,008 homes within our corporate limits at build-out. While the community is still continuing to grow, the remaining, undeveloped areas are located on our hillsides. As a result, these areas will take longer to develop. Further, the overall density of hillside development may end up being even less than we have assumed in our build-out projections due to infrastructure and aesthetic requirements, as well as a result of community input.

The City of Chino Hills has reviewed the income distribution numbers and has concerns as to how these numbers were arrived at. We would like a further explanation about this matter.

Thank you for your consideration of our comments. We look forward to receiving a revision of the preliminary RHNA determinations for our community, one that reflects our input.

Sincerely,

Bruce A. Coleman
Community Development Director

Encs.

Encs.

cc: Douglas N. La Belle, City Manager
Winston A. Ward, Assistant Community Development Director
Jeff Adams, City Planner
Tina Ryder, Senior Planner
Ty Schuiling, San Bernardino Associated Governments
Jacob Lieb, Southern California Association of Governments
Arnold San Miguel, Southern California Association of Governments

SCAG RHNA 9

Preliminary Draft Construction Need and Income Distributions

CHINO HILLS

Construction Need

A. Households, January 1998	16,740
B. Households, July 2005	22,237.15
C. Household Growth (B-A)	5,497
D. Ideal Vacancies, July 2005	656
E. Credited Vacancies	595
F. Vacancy Need (D-E)	61
G. Replacement Need	102
H. Construction Need (C+F+G)	5,660
I. Annual Construction Need (H/7.5)	755

Income Distribution

	Very Low Income		*Low Income*		*Moderate Income*		*Above Moderate Income*			*Total Construction Need*
	Units / Percent		*Units / Percent*		*Units / Percent*		*Units / Percent*			
a. Regional Distribution	1,358	24%	849	15%	1,132	20%	2,321	41%	=	5,660
b. Local Distribution	414	7%	395	7%	752	13%	4,099	72%	=	5,660
c. Difference (a-b)	944	17%	454	8%	380	7%	-1,779	-31%		
d. Percent of the Way Adjustment (Policy)	50%		50%		50%		50%			
e. Adjustment (c times d)	472	8%	227	4%	190	3%	-889	-16%		
f. Goal (b+e)	886	16%	622	11%	942	17%	3,210	57%	=	5,660

City of Chino Hills
Population and Housing Projections

TAZ	Pop 1997	Pop 2000	Pop 2005	Pop 2010	Pop 2015	Pop 2020	Ho 1997	Ho 2000	Ho 2005	Ho 2010	Ho 2015	Ho 2020
280200	14463	14975	14990	14990	14990	14990	4449	4538	4641	4641	4641	4641
280222	445	469	1243	1904	2235	2632	132	145	385	590	692	815
280221	4697	5116	5739	6621	7061	7591	1440	1584	1777	2050	2186	2350
280210	4270	3882	3882	3882	3882	3882	1192	1202	1202	1202	1202	1202
280240	9855	9629	9629	9629	9629	9629	2981	2981	2981	2981	2981	2981
280233	6511	6929	7041	7041	7041	7041	2103	2145	2180	2180	2180	2180
280341	572	473	1847	2961	3518	4144	133	146	572	917	1089	1283
280250	10860	11579	12515	13274	13653	13056	3259	3585	3875	4110	4227	4042
280342	503	401	773	1075	1225	1370	113	124	239	333	379	424
280260	4329	5113	10460	14795	16963	19099	1439	1583	3238	4580	5252	5913
280232	1200	1368	1982	2480	2729	2904	385	424	614	768	845	899
280231	567	640	757	852	899	898	180	198	234	264	278	278
Total	58272	60574	70858	79504	83827	87236	17806	18655	21937	24614	25953	27008

The 1997 population numbers seem slightly high. Assuming that these numbers are correct, the City of Chino Hills believes that the above referenced projections more accurately reflect the City's future growth.

The 2020 numbers are based on the number of units permitted in accordance with all approved projects and the City's General Plan Land Use designations.

The City of Chino Hills disagrees with the projected employment projections. The City does not anticipate substantial employment growth within TAZs 280210, 180240 & 280231.

The 2005 projections assumes a growth of approximately 650 units per year.

The 2010 projections assume a growth of approximately 535 units per year.

The 2015 projections assume a growth of approximately 265 units per year.

The 2020 projections assume a growth of approximately 210 units per year.

SRW

Revised 2/9/99

Projected Housing Units Until Buildout

left to build

TAZ 280200	ZONING	UNITS as of 1/99	UNITS as of 9/96*
	R-A	0	0
	R-R	0	0
	R-S	0	0
	RM-1	0	0
	RM-2	0	0
	RM-3	0	0
	Grand Pointe 14219	12	20
	Panye Ranch 13814	16	69
	Standard Pacific 14583	50	50
	Bramalea 13249-6	15	17
	Chino Terrace 12138	24	24
	Cornell 11560	9	11
	Larwin 12581-7	1	1
Total		127	192

TAZ 280222	ZONING	UNITS as of 1/99	UNITS as of 9/96
	R-A		
	Tres Hermanos	236	236
	R-R		
	North of Continental	143	143
	R-S		
	Carbon Canyon	69	69
	RM-1	0	0
	RM-2	0	0
	RM-3	0	0
	Western Hills 13627-1	23	23
	Oak Tree Downs 10556	14	14
	Oak Tree Downs 10557	14	16
	Oak Tree Downs 10558	16	19
	Western Hills/Gordon Ranch	163	163
Total		678	683

TAZ 280221	ZONING	UNITS as of 1/99	UNITS as of 9/96
	R-A		
	Tres Hermanos	112	112
	R-R		
	English Springs	69	69
	R-S		
	CHP/Peyton Area	75	75
	RM-1	0	0
	RM-2		
	Chino Hills Parkway	250	250
	RM-3	0	0
	Western Pacific 15660	0	93
	Lewis 15669	0	87
	Brock 13906	0	40
	William Lyon (UDC) 13915	0	77
	PD 17-153 Webco	62	62
	PD 18-157 TR 14200 Fieremonte	45	45
Total		613	910

TAZ 280210	ZONING	UNITS as of 1/99	UNITS as of 9/96
	R-A	0	0
	R-R	10	10
	R-S	0	0
	RM-1	0	0
	RM-2	0	0
	RM-3	0	0
Total		10	10

TAZ 280240	ZONING	UNITS as of 1/99	UNITS as of 9/96
	R-A	0	0
	R-R	0	0
	R-S	0	0
	RM-1	0	0
	RM-2	0	0
	RM-3	0	0
Total		0	0

TAZ 280233	ZONING	UNITS as of 1/99	UNITS as of 9/96
	R-A	0	0
	R-R	0	0
	R-S	0	0
	RM-1	0	0
	RM-2	0	0
	RM-3	0	0
	Hillsdale 15736	53	53
	Peyton Development 14111	14	14
	Peyton Development 14111-1	6	10
Total		73	77

TAZ 280341	ZONING	UNITS as of 1/99	UNITS as of 9/96
	R-A	0	0
	R-R	0	0
	R-S	0	0
	RM-1	0	0
	RM-2		
	North of Moibil Home Park	34	34
	RM-3		
	Van Klavern	640	640
	Fairfield Ranch	476	476
Total		1150	1150

TAZ 280250	ZONING	UNITS as of 1/99	UNITS as of 9/96
	R-A	0	0
	R-R	0	0
	R-S	0	0
	RM-1		
	Los Serranos Area	621	621
	RM-2		
	Los Serranos Area	162	162
	RM-3	0	0

Total		783	783

TAZ 280342	ZONING	UNITS as of 1/99	UNITS as of 9/96
	R-A	0	0
	R-R	0	0
	R-S	0	0
	RM-1	0	0
	RM-2	0	0
	RM-3	0	0
	Fairfield Ranch	311	311
Total		311	311

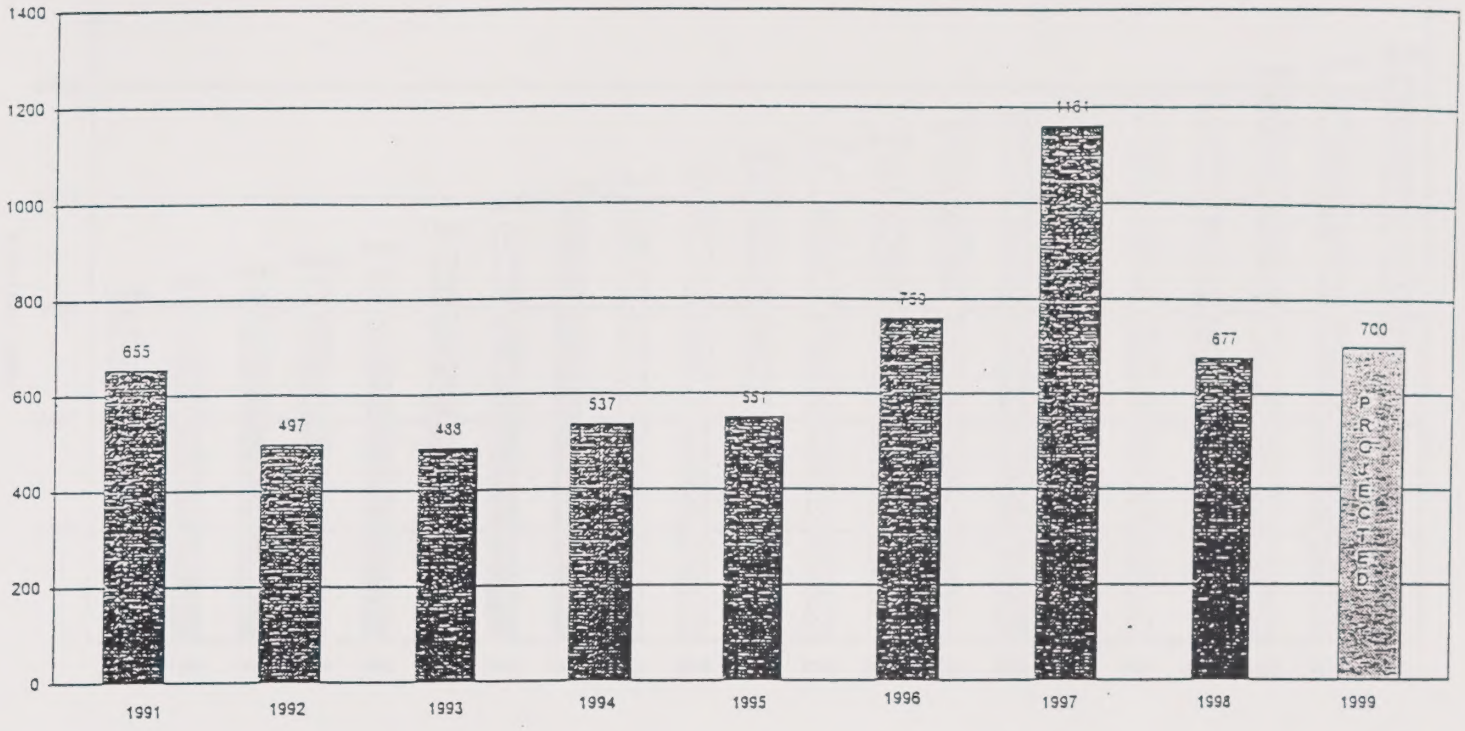
TAZ 280260	ZONING	UNITS as of 1/99	UNITS as of 9/96
	R-A	413	413
	Southern Quadrant	76	76
	Aerojet	198	198
	Aerojet/Harvest Area	317	317
	R-R	0	0
	R-S		
	Chow	371	371
	Borba	605	605
	Abacherli	14	14
	RM-1	0	0
	RM-2	0	0
	RM-3		
	Higgins	294	294
	K&B	180	180
	Borba 15696	230	230
	K&B 13601	26	373
	JP Rhoades 13880	64	216
	Streling 14022	18	53
	Streling 14079	121	133
	Richland 14425	99	359
	Richland 14426	149	149
	Richland 14427	173	173
	Galstian 14285	51	51
	Sumitomo 13507	0	33
	D. Anderson 13397-3	3	3
	D. Anderson 13406 & 13407	5	5
	K&B 15770	5	5
	Lennar 15769	223	223
Total		3635	4474

TAZ 280232	ZONING	UNITS as of 1/99	UNITS as of 9/96
	R-A	72	72
	R-R	82	82
	R-S	0	0
	RM-1	0	0
	RM-2	0	0
	RM-3	0	0
	Shanghi 11683	38	38
	Harvest 15164	205	205

	Sleepy Hollow		
	Pacific Scene 10379	3	3
	Canyon Meadows 14161	114	114
Total		514	514

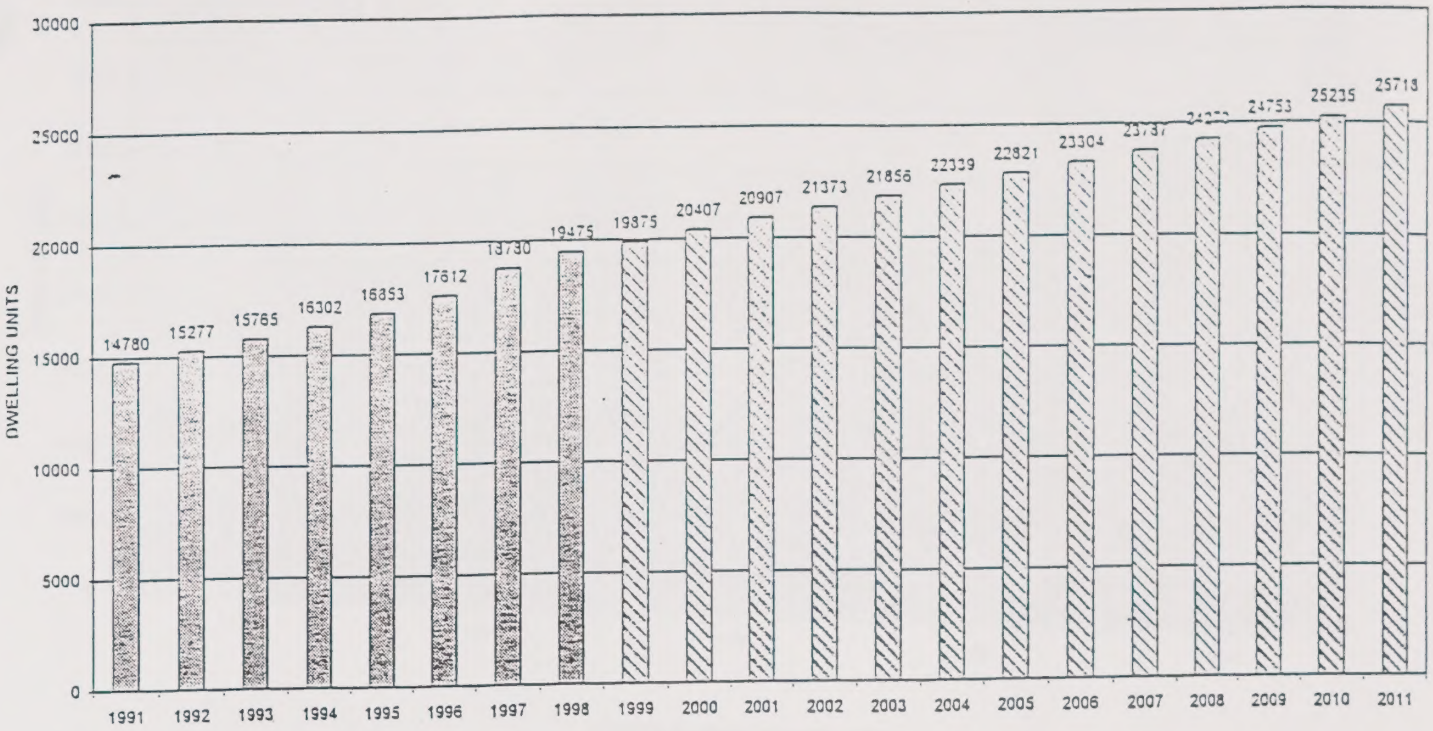
TAZ 280231	ZONING	UNITS as of 1/99	UNITS as of 9/96
	R-A	0	0
	R-R	0	0
	R-S	22	22
	RM-1	0	0
	RM-2	0	0
	RM-3	0	0
	Continental 14094	76	76
	Sleepy Hollow		
Total		98	98
Total Number of Units		7992	9202

CITY OF CHINO HILLS NUMBER OF DWELLING UNITS PER YEAR



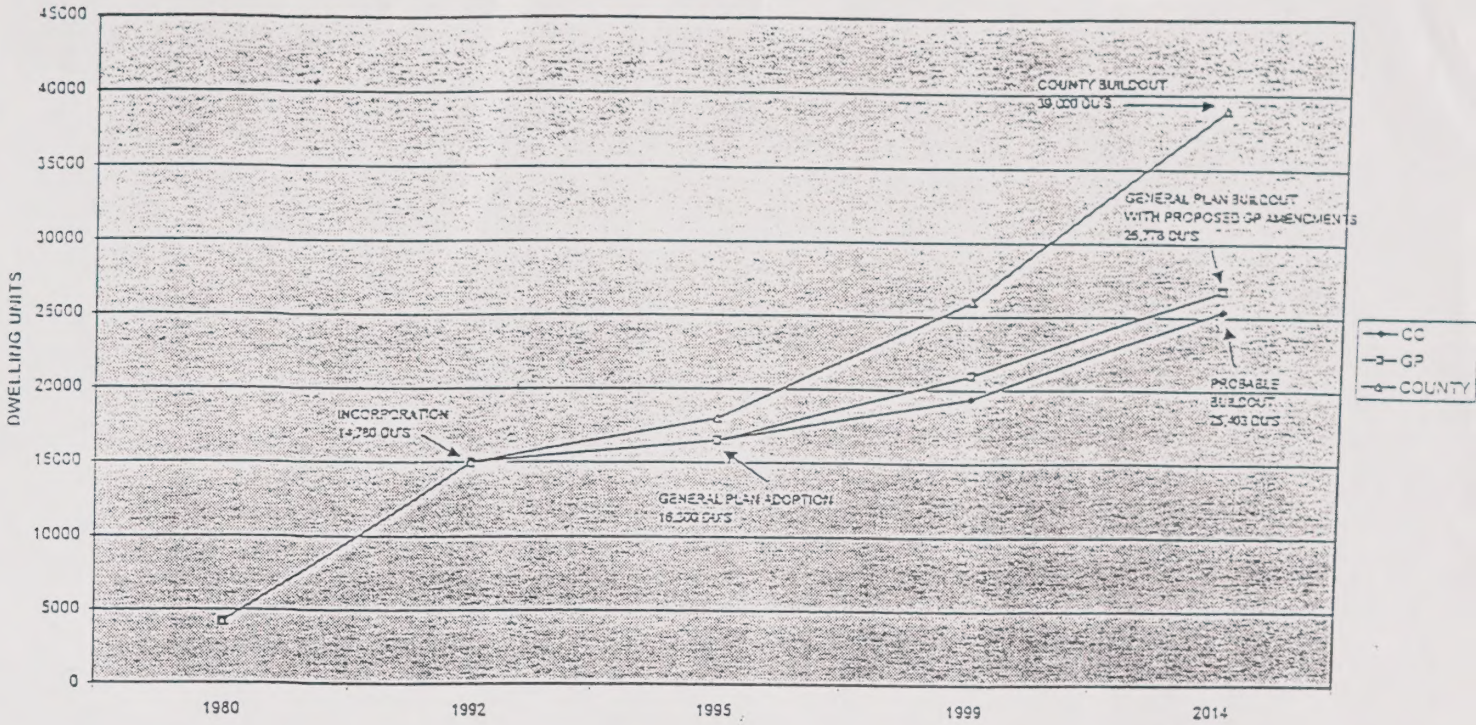
W. WARD REVISED 5-1-99

CITY OF CHINO HILLS PROJECTED DWELLING UNITS AT BUILD OUT



W WARD , UPDATED 5-99

BUILDOUT PROJECTION



Prepared by Winston Ward 08/13/1999

Page 1